

DOUGLAS COUNTY, NV **2022-980838**
RPTT:\$14137.50 Rec:\$40.00
\$14,177.50 Pgs=4 **02/07/2022 12:52 PM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1419-03-002-066

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Scott E. Ashline
7857 Sendero Angelica
San Diego, CA 92127

ESCROW NO: 11001172-JML

RPTT \$14,137.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Fairway One LLC**, a Nevada limited liability company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell, and Convey to:

**Scott E. Ashline and Noemi E. Ashline, Husband and Wife as Community Property with right of
survivorship**

all that real property situated in the City of Carson City, County of Douglas, State of Nevada, described as
follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

Fairway One LLC


By: James Taylor, Manager

STATE OF NEVADA
COUNTY OF

} ss:

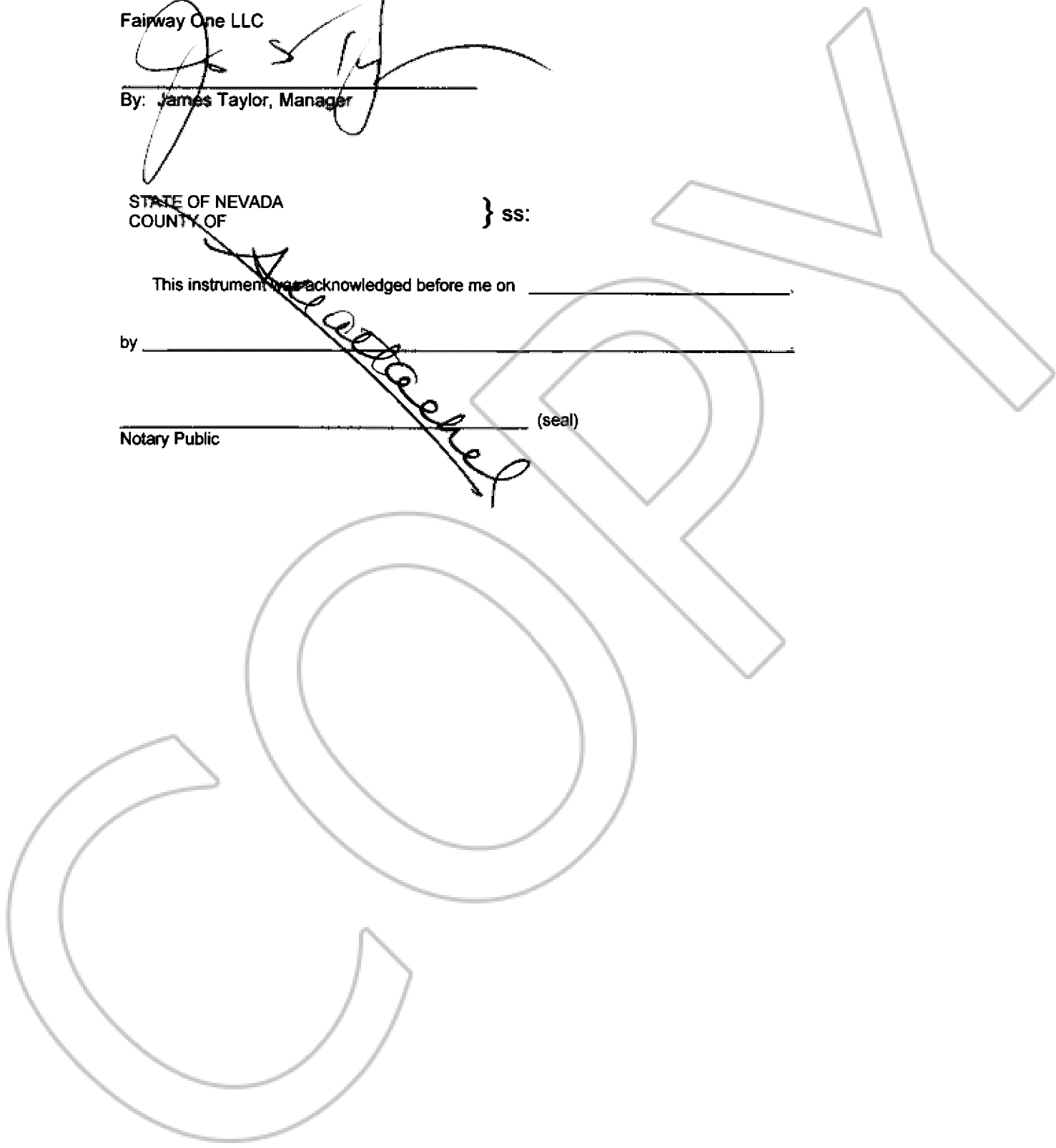
This instrument was acknowledged before me on _____

by _____

Notary Public

(seal)

All attached



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Barbara

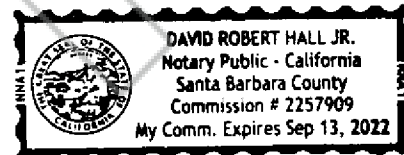
On 2/1/2022 before me, David R Hall Jr. Notary Public
(insert name and title of the officer)

personally appeared JAMES S TAYLOR
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *David R Hall Jr* (Seal)



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1

Lot 293 of CLEAR CREEK TAHOE-UNIT 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, state of Nevada, on November 18, 2016, as File No. 2017-904626, Official Records.

Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016 as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099 and 916465.

APN: 1419-03-002-066

STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a. 1419-03-002-066
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:
 - a. Vacant Land
 - b. Single Fam. Res.
 - c. Condo/Twnhse
 - d. 2-4 Plex
 - e. Apt. Bldg
 - f. Comm'l/Ind'l
 - g. Agricultural
 - h. Mobile Home
 - i. Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$ 3,625,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 3,625,000.00
- d. Real Property Transfer Tax Due: \$ 14,137.50

- 4. **If Exemption Claimed**
 - a. Transfer Tax Exemption, per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 40% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Grantor Agent
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Fairway One LLC
 Address: PO Box 62009
 City: Santa Barbara
 State: CA Zip: 93160

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Scott E. Ashline and Noemi E. Ashline
 Address: 7857 Sendero Angelica
 City: San Diego
 State: CA Zip: 92127

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 11001172-110-JML
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED