

DOUGLAS COUNTY, NV **2022-982594**
RPTT:\$4680.00 Rec:\$40.00
\$4,720.00 Pgs=4 03/17/2022 09:11 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1419-04-002-028

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

John & Elizabeth Murphy Family Trust
3541 Villero Ct
Pleasanton, CA 94566

Escrow No.: ZC3305-JL

RPTT \$4,680.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Clark D. Hurst and Ellen T. Hurst as Co-Trustees of the Hurst Family Trust dated October 7, 1999

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

John Patrick Murphy and Elizabeth Carr Murphy, Trustees of the John & Elizabeth Murphy Family Trust dated August 25, 2005

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Clark D. Hurst and Ellen T. Hurst as Co-Trustees of the Hurst Family Trust dated October 7, 1999

Clark D. Hurst
By: Clark D. Hurst, Co-Trustee

Ellen T. Hurst
By: Ellen T. Hurst, Co-Trustee

STATE OF NEVADA } ss:
COUNTY OF

This instrument was acknowledged before me on _____
by _____

Notary Public (seal)

SEP 20 1999
Notary Public

COPIES

COPIES

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.

ACKNOWLEDGEMENT

State of California
County of Kern

On March 2, 2022 before me, Sheila Van Sickle, Notary Public
(Insert name and title of the officer)

personally appeared Clark Hurst and Ellen Hurst

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 Sheila Van Sickle (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 176 of CLEAR CREEK TAHOE-PHASE 1A & 1B, 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. 2016-890939, Official Records, as amended by Certificate of Amendment recorded January 23, 2017, as File No. 2017-893667, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915417, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915418.

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: 1419-04-002-028

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-04-002-028
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$1,200,000.00
 Transfer Tax Value \$1,200,000.00
 Real Property Transfer Tax Due: \$4,680.00

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 10% 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] By: Clark D. Hurst, Co-Trustee Agent

Signature [Signature] John Patrick Murphy

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Clark D. Hurst and Ellen T. Hurst as Co-Trustees of the Hurst Family Trust dated October 7, 1999

Address: 4885 Truxton Avenue #A Bakersfield, CA 93309

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: John Patrick Murphy

Address: 3541 Villero Ct Pleasanton, CA 94566

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Signature Title Company LLC Escrow #: ZC3305-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED