

DOUGLAS COUNTY, NV **2022-982606**
RPTT:\$4184.70 Rec:\$40.00
\$4,224.70 Pgs=3 03/17/2022 11:34 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1419-09-001-073

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:**

CCT Lot 90 LLC
2530 Nowlin Road
Minden, NV 89423

Escrow No.: ZC3184-JL

RPTT \$4,184.70

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Clear Creek Residential, LLC a Delaware Limited Liability Company

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

**CCT LOT 90 LLC, a Nevada Limited Liability Company as to an undivided 50% interest and
The Oak Dog LLC, a Wyoming Limited Liability Company as to an undivided 50% interest as
tenants in common**

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.

Clear Creek Residential, LLC a Delaware Limited Liability Company

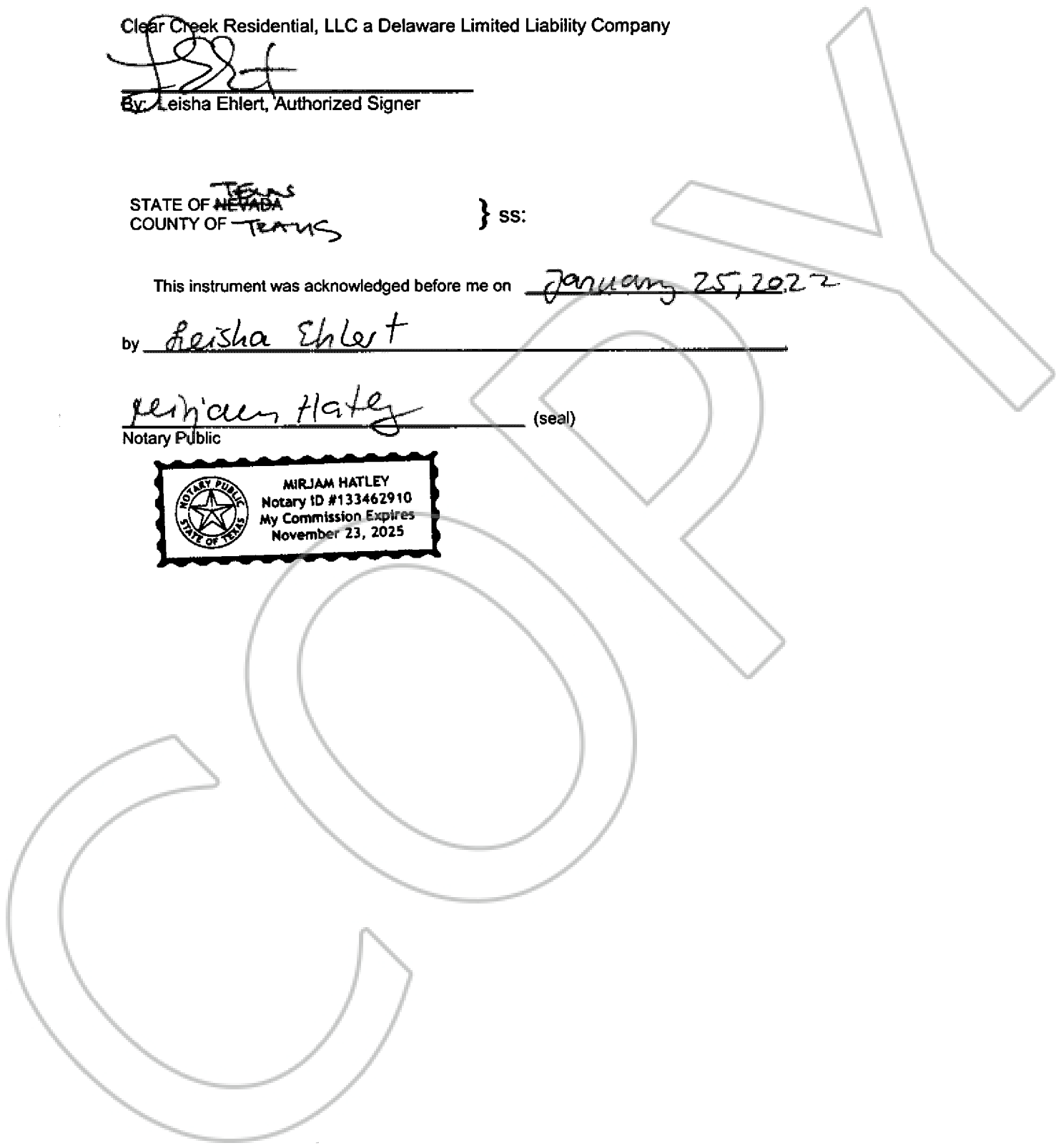
[Signature]
By Leisha Ehler, Authorized Signer

STATE OF ~~NEVADA~~ ^{TEXAS} } ss:
COUNTY OF ~~CLATSOP~~ ^{TEXAS}

This instrument was acknowledged before me on January 25, 2022

by Leisha Ehler

Mirjam Hatley (seal)
Notary Public



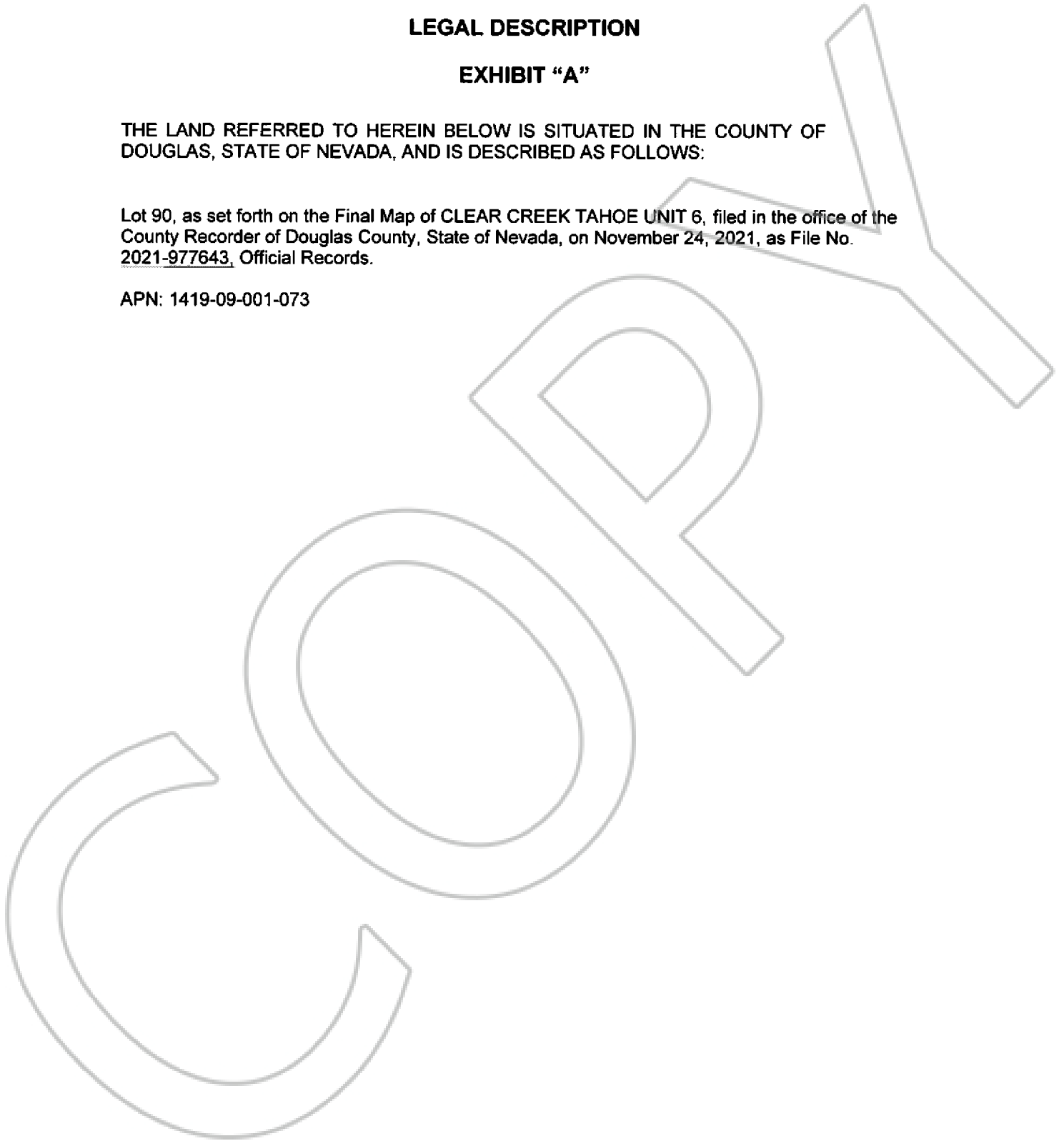
LEGAL DESCRIPTION

EXHIBIT "A"

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

Lot 90, as set forth on the Final Map of CLEAR CREEK TAHOE UNIT 6, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 24, 2021, as File No. 2021-977643, Official Records.

APN: 1419-09-001-073



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-09-001-073
- 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'/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) \$1,072,750.00

Transfer Tax Value \$1,072,750.00

Real Property Transfer Tax Due: ~~\$1,184.37~~ 4,191.30

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: _____ By: Leisha Ehlert, Authorized Signer *Agent*

Signature: Mark Tanner, Managing Member By: Mark Tanner, Managing Member

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Clear Creek Residential, LLC a Delaware Limited Liability Company

Print Name: CCT Lot 90 LLC, a Nevada Limited Liability Company

Address: 3745 Golf Club Drive
Carson City, NV 89705

Address: 2530 Nowlin Road
Minden, NV 89423

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

Print Name: Signature Title Company LLC Escrow #: ZC3184-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