

DOUGLAS COUNTY, NV  
RPTT:\$2632.50 Rec:\$40.00  
\$2,672.50 Pgs=4

**2022-986820**  
**06/28/2022 03:45 PM**

SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**A.P.N.: 1419-03-002-140**

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

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

**The Kevin McKim Family Trust of 2004**  
**602 Sunrise Ave #217**  
**Tahoma, CA 96142**

**Escrow No.: ZC3367-JL**

RPTT \$2,632.50

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**CCT Lot 367, 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:

**Kevin D. McKim and Heidi Leigh McKim, trustees of the Kevin McKim Family Trust dated August 10,  
2004 and amended on June 11, 2018**

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.**

CCT Lot 387, LLC a Nevada limited liability company

 MANAGER  
By: Kevin D. McKim, Manager

 Manager  
By: Heidi Leigh McKim, Manager

STATE OF NEVADA  
COUNTY OF

} SS:

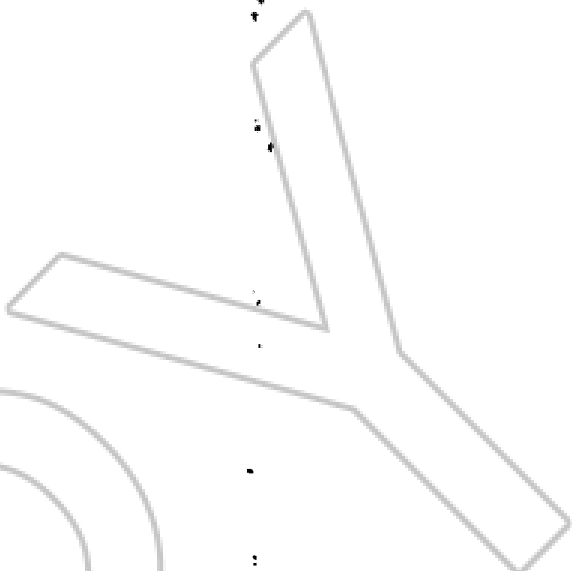
This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

\_\_\_\_\_  
(Notary Public)

*See attached*

**COPIES**



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 El Dorado

On June 23, 2022 before me, Paul M. Loupe, Notary Public  
Date Here Insert Name and Title of the Officer

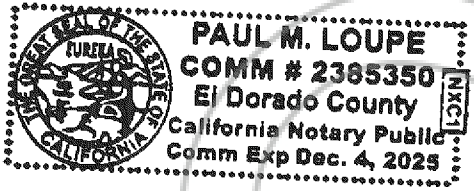
personally appeared Kevin D. McKim and  
Name(s) of Signer(s)

Heidi Leigh McKim

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.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**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 367 in Unit Number Four inclusive and Common as set forth on the Final Map of Clear Creek  
Tahoe Unit number four, Recorded July 30<sup>th</sup>, 2021, in the Official Records, Douglas County,  
Nevada as Document Number 971781.**

**Parcel 2**

**Those certain right as set forth in Easement Agreement Recorded July 30<sup>th</sup>, 2021 as Document  
Number 2021-971780, Official Records Douglas County, Nevada.**

**APN: 1419-03-002-140**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1419-03-002-140
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land Res.
- b)  Single Fam.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'Vnd'l
- g)  Agricultural
- h)  Mobile Home
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ 675,000.00  
Transfer Tax Value \$ 675,000.00  
Real Property Transfer Tax Due: \$2,632.50

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: 100 %**

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] Grantor \_\_\_\_\_  
Signature [Signature] Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: CCT Lot 367 LLC  
Address: PO Box 217  
Tahoma CA 96142

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: The Kevin McKim Family Trust of 2004  
Address: PO Box 217  
Tahoma, CA 96142

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

Print Name: Signature Title Company LLC Escrow #: ZC3367-JL  
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448