

DOUGLAS COUNTY, NV

**2022-988109**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

**08/03/2022 02:59 PM**

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

E03

**A.P.N.:** 1419-03-002-120

**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:**

Clear Creek Residential LLC  
3745 Golf Club Drive  
Carson City NV 89705

**Escrow No.:** 3379-JL

RPTT -0-

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

This deed is being recorded to transfer property back to rightful owner

THIS INDENTURE WITNESSETH: That

**Andres M. Geisse and Jane S. Geisse 2000 Trust dated June 16, 2009, as amended and restated in its entirety on October 3, 2019**

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

**Clear Creek Residential LLC, a Delaware limited liability company**

all that real property in the City of , 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.**

Andrew M. Geisse and Jane S. Geisse 2000 Trust dated June 16, 2000, as amended and restated in its entirety on October 3, 2019

*Andrew M. Geisse*, Trustee  
Andrew M. Geisse, Trustee

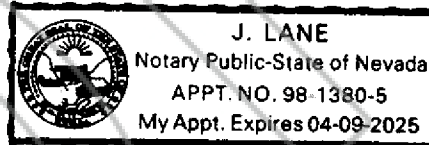
STATE OF NEVADA  
COUNTY OF

} ss:

This instrument was acknowledged before me on 8-3-2022

by Andrew M. Geisse ~~and Jane S. Geisse~~

*Jane* (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:

**Parcel 1**

Lot 383 in Unit Number Four as set forth on the Final Map of Clear Creek Tahoe Unit number four, Recorded July 30th, 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 30th, 2021 as Document Number 2021-971780, Official Records Douglas County, Nevada.

APN: 1419-03-002-120

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1419-03-002-118
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land Res.
- 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

|   |             |
|---|-------------|
| <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) \$ \_\_\_\_\_  
 Transfer Tax Value (\$0.0) \_\_\_\_\_  
 Real Property Transfer Tax Due: \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section #3 Developer
- b. Explain Reason for Exemption: transferring property to ~~grantee~~ Developer to correct and reflect the true ownership of said parcel as property transferred to Grantor by document NO-2021-985392 on 5/23/2022 and was wrong Lot

**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] Grantor  
 Signature \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: 2000 Trust dated June 16<sup>th</sup> as amended and restated in its entirety on October 3, 2019  
 Address: PO Box 1271  
Zephyr Cove NV 89448

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Clear Creek Residential LLC  
 Address: 3745 Golf Club Drive  
Carson City, NV 89705

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

Print Name: Signature Title Company LLC Escrow #: ZC3379-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**