

DOUGLAS COUNTY, NV

2022-988110

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/03/2022 03:10 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

E03

A.P.N.: 1419-03-002-118

**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:**

**Andrew M. Geisse and Jane S. Geisse 2000 Trust
dated June 16, 2000, as amended and restated in its
entirety on October 3, 2019
PO Box 1271
Zephyr Cove, NV 89448**

Escrow No.: ZC3379-JL

RPTT 0.00

GRANT, BARGAIN, SALE DEED

This deed is being recorded to transfer the correct property to the grantee

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:**

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


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

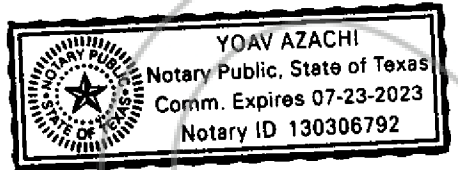

By: Leisha Ehlert, Authorized Signer

STATE OF Texas } ss:
COUNTY OF Travis

This instrument was acknowledged before me on August 1, 2022

by Leisha Ehlert

Yo Avachi (seal)
Notary Public



**LEGAL DESCRIPTION
EXHIBIT "A"**

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

Parcel 1

**Lot 385 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 of Douglas County, Nevada as Document number 971781**

Parcel 2

**Those certain right as set forth in Easement Agreement recorded July 30, 2021 as Document number
2021-971780, Office records of Douglas County, Nevada.**

APN: 1419-03-002-118

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-03-002-120
- 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'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) \$ _____
 Transfer Tax Value \$0.00 _____
 Real Property Transfer Tax Due: _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section #3
- b. Explain Reason for Exemption: transferring correct property to grantee as they were recipients of the incorrect parcel _____

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 _____ Grantor
 Signature  Grantee

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Clear Creek Residential LLC, A Delaware Limited Liability Company
 Address: 3745 Golf Club Drive Carson City, NV 89705

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Andrew M. Geisse and Jane S. Geisse 2000 Trust dated June 16, 2000, as amended and restated in its entirety on October 3, 2019
 Address: PO Box 1271 Zephyr Cove, NV 89448

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