

DOUGLAS COUNTY, NV **2022-988416**  
RPTT:\$15600.00 Rec:\$40.00  
\$15,640.00 Pgs=3 **08/15/2022 10:00 AM**  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

A.P.N.: 1419-03-002-115

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:

Raymond W. Syufy  
150 Pelican Way  
San Rafael, CA 94901

Escrow No.: ZC3158-JL

RPTT \$15,600.00

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Fairway One LLC**

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

**Raymond W. Syufy, Trustee of the Syufy Family Trust 2006 F/B/O Raymond W. Syufy**

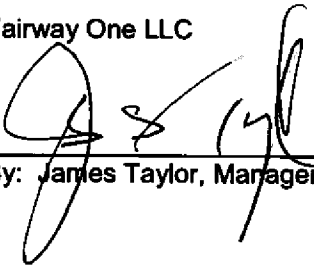
all that real property in the City of Carson City, County of Douglas, State of Nevada, described as follows:

**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.**

Fairway One LLC


  
By: James Taylor, Manager

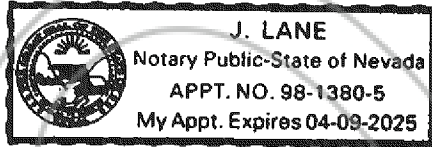
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 8-10-2022

by James Taylor

  
Notary Public (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

Being a parcel of land situate in a portion of the Southeast One-Quarter (SE1/4) of Section 3, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, being portion of Lot 290 and Lot 291, as shown on the Final Map (PD 03-004) for Clear Creek – Unit No. 2, a Planned Unit Development, File No. 2017-904626, filed September 26, 2017, filed in the Official Records of Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 290, being common to the Southeast corner of said Lot 291, as shown on said Final Map No. 2017-904626;

THENCE leaving said POINT OF BEGINNING North 27°04'03" East, 197.49 feet, to the northerly line of said Lot 290, being the southerly right-of-way line of Gray Mill Court (45.00 feet in width), as shown on said Final Map No. 2017-904626;

THENCE along the northerly line of said Lot 290, being said southerly right-of-way line, being the beginning of a non-tangent to the right, from which the radius point of said curve bears South 03°18'28" East, 91.87 feet along the arc of a curve having a radius of 327.50 feet and through a central angle of 16°04'24", to a point of reverse curvature;

THENCE continuing along said northerly line of said Lot 290, and said southerly right-of-way line of Gray Mill Court, 21.88 feet along the arc of a curve having a radius of 172.50 feet and through a central angle 07°16'04", to the Northeast corner of said Lot 290;

THENCE leaving said southerly right-of-way line and along the easterly line of said Lot 290, South 33°10'04" West, 203.36 feet to the Southeast corner of said Lot 290;

THENCE along the southerly line of said Lot 290, North 86°37'44" West, 91.62 feet to the POINT OF BEGINNING.

#### 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.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED July 16, 2019 AS INSTRUMENT NO. 2019-932148.

APN: 1419-03-002-115

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1419-03-002-115
- 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

<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) \$4,000,000.00

Transfer Tax Value \$4,000,000.00

Real Property Transfer Tax Due: \$15,600.00

**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] Grantor \_\_\_\_\_

Signature [Signature] Grantee [Signature]

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

Print Name: Fairway One LLC

Address: PO Box 62009  
Santa Barbara, CA 93160

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

Print Name: Raymond W. Syufy

Address: 150 PELICAN WAY  
SAN RAFAEL CA 94901

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

Print Name: Signature Title Company LLC Escrow #: ZC3158-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**