**DOUGLAS COUNTY, NV** 

RPTT:\$0.00 Rec:\$40.00

2022-988680

\$40.00 Pgs=3

08/22/2022 02:22 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

E05

A.P.N.: 1419-03-002-061

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:

David C. Hutchinson PO Box 2216 Sun Valley, ID 83353

Escrow No.: ZC3380-JL

**RPTT 0.00** 

# **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

### Georgia R. Hutchinson, a married woman and spouse of the grantee

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

# David C. Hutchinson, a married man as his sole and separate property

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.

×	Georgia R. Hutchinson	
	STATE OF NEVADA: FDAHO COUNTY OF BLAINE } ss:	
	This instrument was acknowledged before me on by	1NSON
	Notary Phylic (se	al)
	9	CURTIS S. CHAMBERS COMMISSION # 29919 NOTARY PUBLIC STATE OF IDAHO MY COMMISSION EXPIRES 05/18/28
/		

### **LEGAL DESCRIPTION**

#### **EXHIBIT "A"**

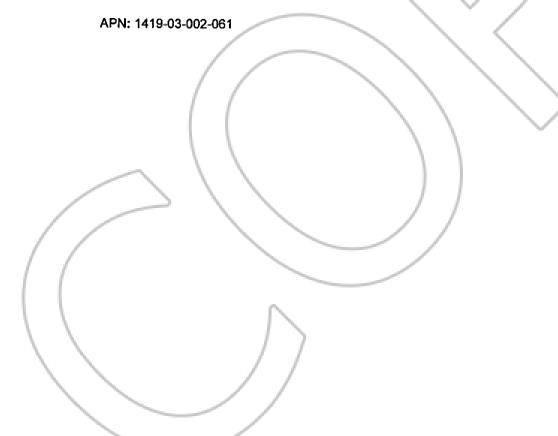
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

#### Parcel 1

Lot 298 of CLEAR CREEK TAHOE-UNIT 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, state of Nevada, on November 18, 2016, as File No. 2017-904626, Official Records.

#### 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.



# STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)	\ \
a) <u>1419-03-002-061</u>	\ \
b)	\ \
d)	\ \
2. Type of Property:	\ \
a) [X] Vacant Land b) [ ] Single Fam. Res.	FOR RECORDER'S OPTIONAL USE ONLY
c) [ ] Condo/Twnhse d) [ ] 2-4 Plex	Book: Page:
e) [ ] Apt. Bldg f) [ ] Comm'l/ind'l	Date of Recording:
g) [ ] Agricultural h) [ ] Mobile Home [ ] Other	Notes:
(1 One)	
3. Total Value/Sales Price of Property:	\$0.00
Deed in Lieu of Foreclosure Only (value of prop	
Transfer Tax Value	\$0.00
Real Property Transfer Tax Due:	0.00
5. Partial Interest: Percentage being transferred: The undersigned declares and 375.060 and NRS 375.110, that the information pro and can be supported by documentation if called Furthermore, the parties agree that disallowance	from spouse for lending purposes without consideration  % acknowledges, under penalty of perjury, pursuant to NRS wided is correct to the best of their information and belief, I upon to substantiate the information provided herein.
additional tax due, may result in a penalty of 10% of	of the tax due plus interest at 1% per month. Pursuant to
NRS 375.030, the Buyer and Seller shall be jointly a	and severally liable for any additional amount owed.
Signature	Grantor
Signature	Grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Georgia R. Hutchinson	Print Name: David C. Hutchinson
Address: PO Box 2216	Address: PO Box 2216
Sun Valley ID 83353	Sun Valley, ID 83353
COMPANY/PERSON REQUESTING RECORDING	(required if not seller or buyer)
Print Name: Signature Title Company LLC	Escrow #: <u>ZC3380-JL</u>
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