

DOUGLAS COUNTY, NV **2022-991564**  
RPTT:\$2710.50 Rec:\$40.00  
\$2,750.50 Pgs=3 11/10/2022 01:48 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**A.P.N.: 1419-03-002-157**

**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:**

**Roland and Leslie Tognazzini**  
**10 Arroyo Dr**  
**Kentfield CA 94904**

**Escrow No.: ZC3439-JL**

RPTT \$2,710.50

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

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:

**Roland E. Tognazzini, as Trustee of the Roland E. Tognazzini Revocable Trust dated February 3 1994 as to an undivided 50% interest, and Leslie S. Tognazzini, as Trustee of the Leslie S. Tognazzini 2002 Trust dated December 2, 2002 as to an undivided 50% interest**


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

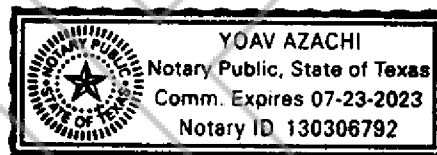
  
By: Leisha Ehlert, Authorized Signer

STATE OF Texas  
COUNTY OF Travis

} ss:

This instrument was acknowledged before me on November 7th, 2022  
by Leisha Ehlert, authorized representative

  
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

Lot 383A as set forth on map of Clear Creek Tahoe Merger and Resub division of Lots 369 through 383 of Clear Creek Tahoe Unit 4, recorded as Document Number 971781.

Said Merger and Subdivision Map recorded October 11, 2022, as Document Number 2022-990725

#### 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: 1419-03-002-157

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1419-03-002-157
- 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'V/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 \_\_\_\_\_  
 Real Property Transfer Tax Due: \_\_\_\_\_

~~6500,000.00~~ 695,000.00  
~~6500,000.00~~ 695,000.00  
~~62,320.50~~ 2710.50

**4. If Exemption Claimed:**

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

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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 Roland Tognazzini

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: Roland E. Tognazzini Revocable Trust dated February 3 1994  
 Address: 10 Arroyo Dr  
Kentfield, CA 94904

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

Print Name: Signature Title Company LLC Escrow #: ZC3439-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**