

DOUGLAS COUNTY, NV **2022-992009**
RPTT:\$2154.75 Rec:\$40.00
\$2,194.75 Pgs=3 11/30/2022 12:54 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1419-03-002-158

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:**

Casa Verde LLC, a Nevada Limited Liability Company
50 N. Sierra Street #802
Reno, NV 89501

Escrow No.: ZC3449-JL

RPTT \$2,154.75

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:

Casa Verde LLC, a Nevada Limited Liability Company

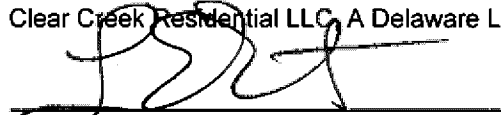
all that real property in the City of Carson City, County of Douglas, State of Nevada, described as follows:

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

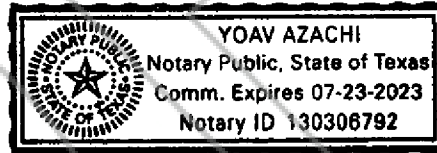

By: Leisha Ehlert, Authorized Signer

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

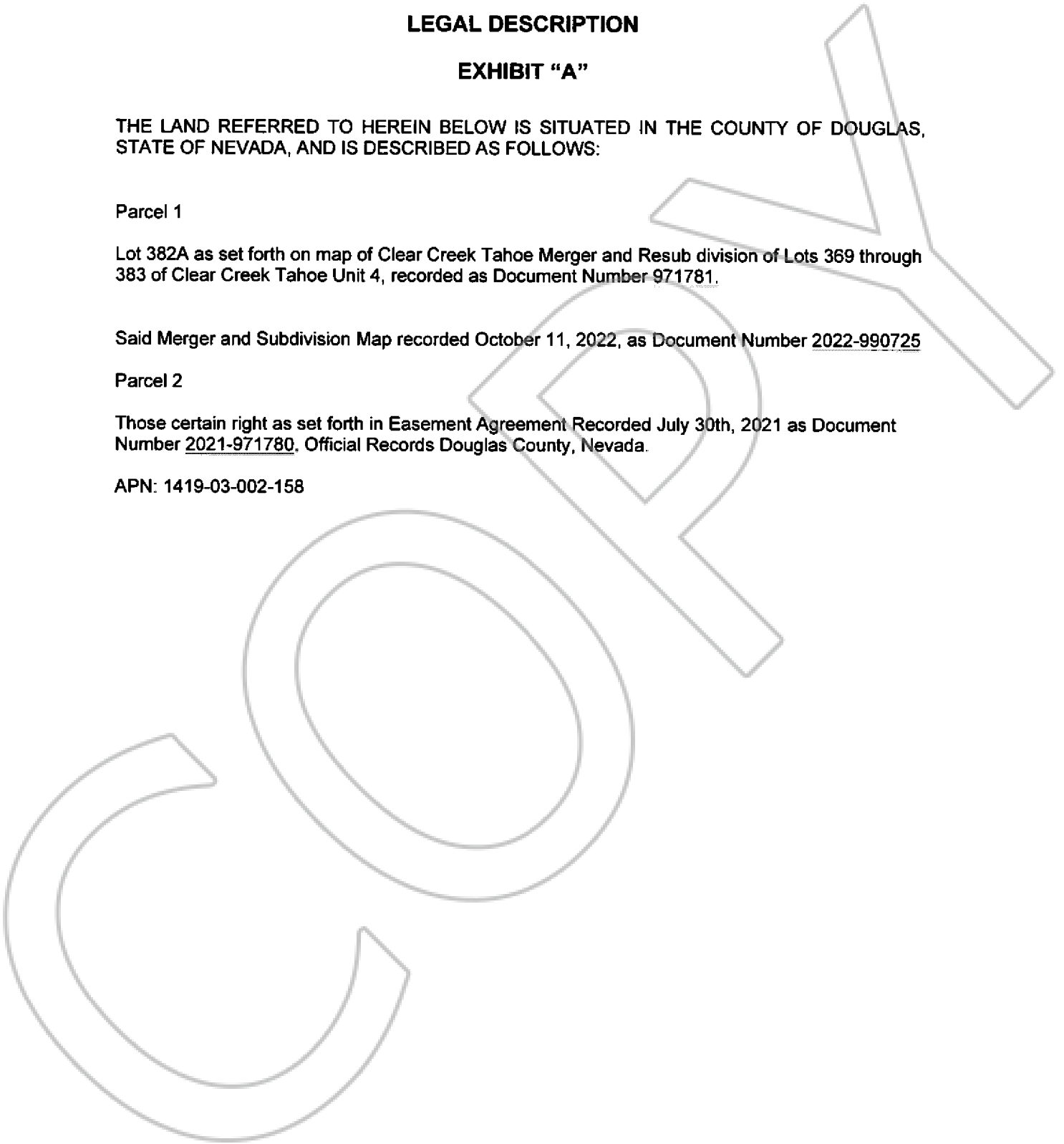
Lot 382A as set forth on map of Clear Creek Tahoe Merger and Resub division of Lots 369 through 383 of Clear Creek Tahoe Unit 4, recorded as Document Number 971781.

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: 1419-03-002-158



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-03-002-158
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land 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

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) \$552,500.00
Transfer Tax Value \$552,500.00
Real Property Transfer Tax Due: ~~\$2,154.76~~ 2,154.75

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 _____ 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: Casa Verde LLC
Address: 50 N. Sierra Street #802
Reno, NV 89501

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

Print Name: Signature Title Company LLC Escrow #: ZC3449-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