

DOUGLAS COUNTY, NV

2022-992910

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=6

12/30/2022 12:12 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

E03

APN# 1419-10-001-058

Recording Requested by/Mail to:

Name: John Leohor

Address: 1407 Tower

City/State/Zip: Winnetka IL 60093

Mail Tax Statements to:

Name: same as above

Address: _____

City/State/Zip: _____

Re-Record Grand Bargain Sale D

Title of Document (required)

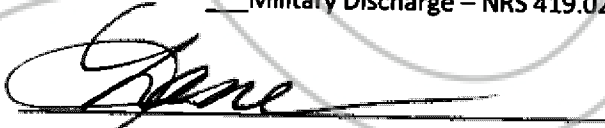
------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

J Lane

Printed Name

This document is being (re-)recorded to correct document # 2020-949344, and is correcting
re-recording deed correcting legal description that was changed a
and APN

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

All of Lot 35 and a portion of Lot 30 of Clear Creek Tahoe Unit 3A, recorded March 23, 2020, as Document No. 2020-943845 in the Official Records of Douglas County, Nevada, situate in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 10, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, more particularly described as follows:

COMMENCING at the West $\frac{1}{4}$ Corner of said Section 10;

THENCE North $6^{\circ}06'07''$ East, 946.08 feet to the Northwest corner of said Lot 30, marked by a $\frac{5}{8}$ " rebar capped "PLS 17044"

THENCE South $44^{\circ}36'47''$ East, 194.96 feet to the West corner common to said Lot 30 and 35, marked by a $\frac{5}{8}$ " rebar capped "PLS 17044"; the POINT OF BEGINNING;

THENCE along the line common to said Lots 30 & 35, North $45^{\circ}22'52''$ East, 161.42 feet;

THENCE departing said common line, North $58^{\circ}03'32''$ West, 201.76 feet to the southerly line of Overlook Drive, as shown on said Clear Creek Tahoe Unit 3A, said point being on a non-tangent curve to the left, from which the radius point bears North $50^{\circ}57'09''$ West, 242.50 feet;

THENCE along said southerly line of Overlook Drive, Easterly 30.08 feet along the arc of said curve, through a central angle of $7^{\circ}06'23''$, to the Northwest corner of said Lot 30, marked by a $\frac{5}{8}$ " rebar capped "PLS 17044";

THENCE along the easterly line of said Lot 30, South $58^{\circ}03'32''$ East, 207.07 feet to the East corner common to said Lots 30 and 35, marked by a $\frac{5}{8}$ " rebar capped "PLS 17044";

THENCE along the Easterly line of said Lot 35 the following three (3) courses:

South $41^{\circ}48'07''$ East, 103.39 feet;

South $37^{\circ}20'20''$ East, 117.44 feet;

South $9^{\circ}59'27''$ West, 166.53 feet to the Northerly line of Overlook Drive, said point being on a non-tangent curve to the left, from which the radius point bears South $9^{\circ}59'27''$ West, 55.00 feet;

THENCE along said Northerly line of Overlook Drive, Westerly, 55.77 feet along the arc of said curve, through a central angle of $58^{\circ}06'04''$, to the Southwest corner of said Lot 35, marked by a $\frac{5}{8}$ " rebar capped "PLS 17044";

THENCE departing said Northerly line of Overlook Drive, along the Westerly line of said Lot 35 the following two (2) courses:

North $29^{\circ}48'08''$ West, 121.70 feet;

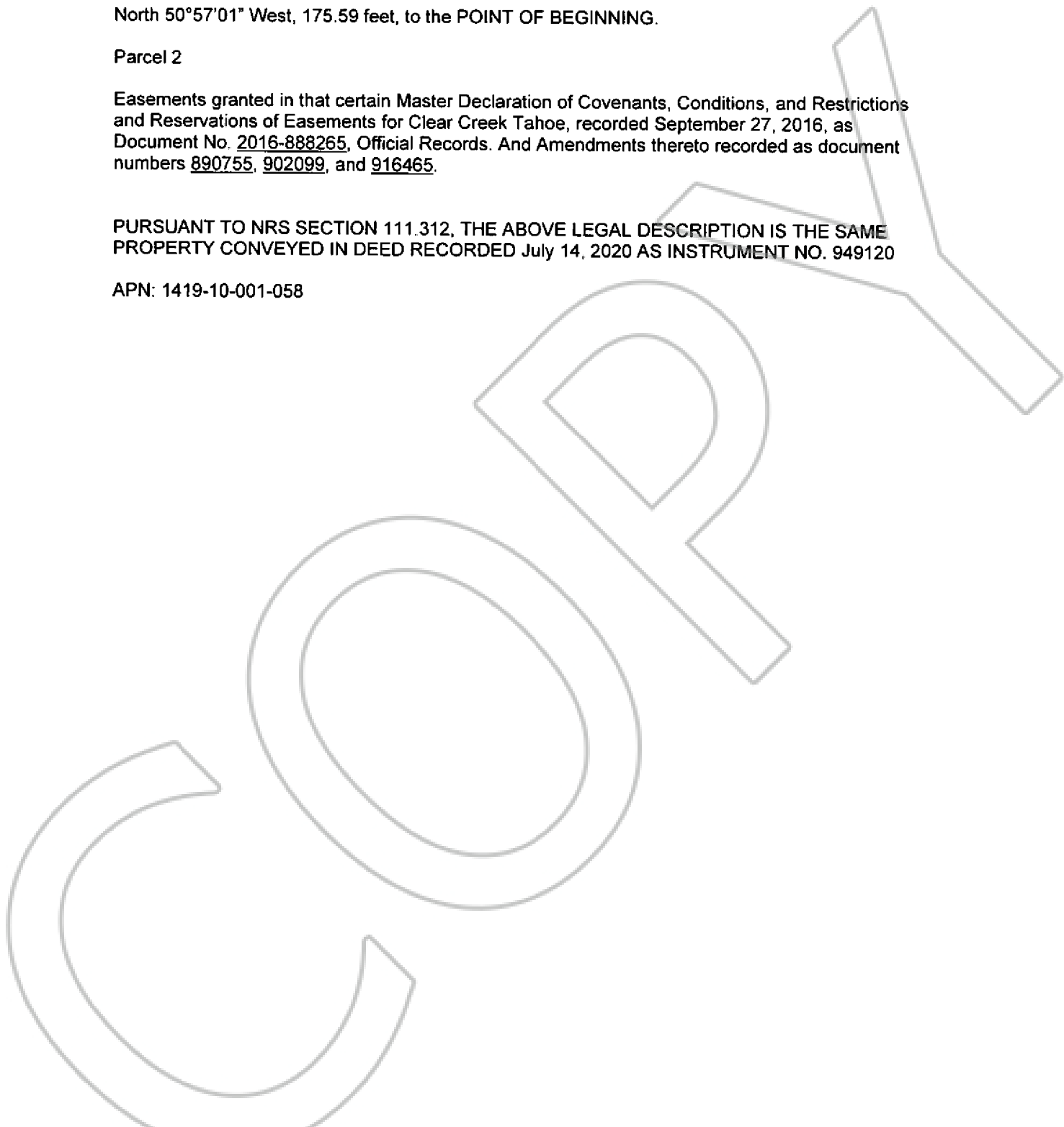
North 50°57'01" West, 175.59 feet, to the POINT OF BEGINNING.

Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservations 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 14, 2020 AS INSTRUMENT NO. 949120

APN: 1419-10-001-058



APN: 1419-10-001-047

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
John Leohr
1407 Tower
Winnetka, IL 60093

ESCROW NO: 11000936-JML

| | |
|-------------------------|-------------|
| RECORDED ELECTRONICALLY | |
| DOC NO | 2020-040344 |
| COUNTY | Douglas |
| DATE | 7/11/2020 |
| TIME | 1:03 |
| BY: | [Signature] |

RPTT \$ 3,666.00

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:

John P Loehr and Beth L Loehr, husband and wife as joint tenants with right of survivorship

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Clear Creek Residential LLC, A Delaware Limited Liability Company

[Signature]
Leisha Ehler, Authorized Representative

David Arrow

Texas
STATE OF ~~NEVADA~~
COUNTY OF Travis

} ss:

This instrument was acknowledged before me on May 19th 2020

by David Arrow

Hannah P Smith (seal)
Notary Public

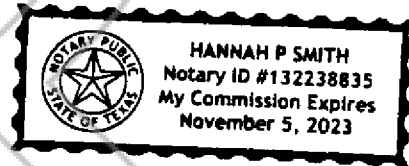


EXHIBIT A
Legal Description

Parcel 1

Lot 35 of CLEAR CREEK TAHOE-PHASE 3A, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 23, 2020, as File No. 943845, Official Records.

Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservations 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.

APN: 1419-10-001-047

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1419-10-001-058
- 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) \$0.00
 Transfer Tax Value \$0.00
 Real Property Transfer Tax Due: 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section ~~A~~ **3**
- b. Explain Reason for Exemption: Deed is being re-recorded to correct the Legal Description and APN: as county changed APN number on deed recorded as document number 2020-949344 _____

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 Agents

Signature _____

Grantee _____

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: John P. Loehr

Address: 1407 Tower
Winnetka IL 60093

BUYER (GRANTEE) INFORMATION

(Required)

Print Name John P Loehr

Address: 1407 Tower
Winnetka, IL 60093

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

Print Name: Signature Title Company LLC

Escrow #: ZC3427-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448