

DOUGLAS COUNTY, NV
RPTT:\$1561.95 Rec:\$40.00
\$1,601.95 Pgs=3

2023-1000374

09/11/2023 02:49 PM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-04-002-085

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:

Hayden Andrew Fulstone
PO Box 441
Glenbrook, NV 89413

Escrow No.: ZC3625-JL

RPTT ~~\$1,601.95~~
\$1561.95

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:

Hayden Andrew Fulstone, A Single Man

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

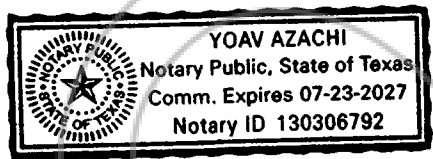
[Signature]
By: Leisha Ehler, Authorized Signer

STATE OF Texas } ss:
COUNTY OF Travis

This instrument was acknowledged before me on August 25th, 2027

by Leisha Ehler

[Signature] (seal)
Notary Public



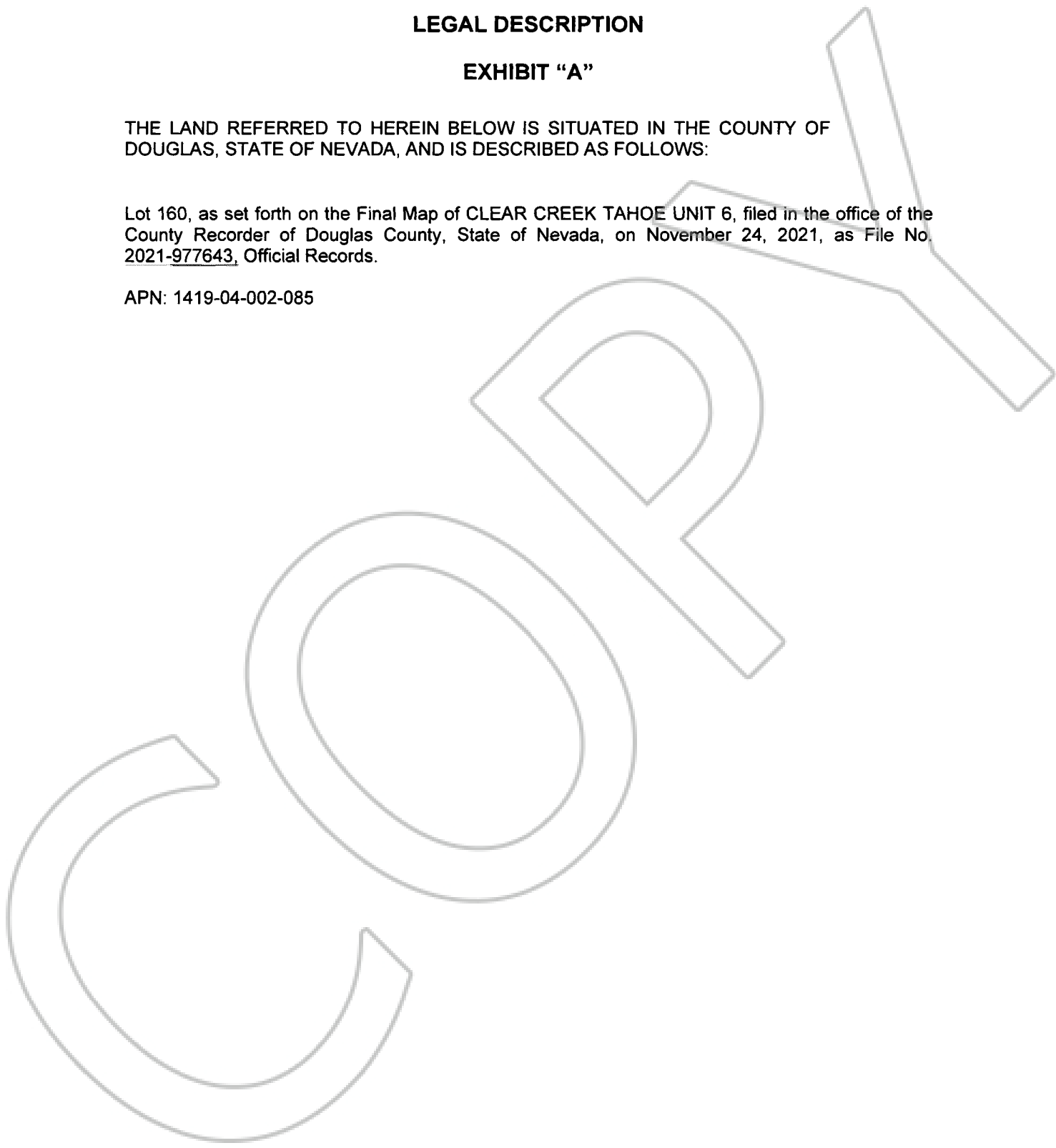
LEGAL DESCRIPTION

EXHIBIT "A"

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

Lot 160, as set forth on the Final Map of CLEAR CREEK TAHOE UNIT 6, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 24, 2021, as File No. 2021-977643, Official Records.

APN: 1419-04-002-085



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1419-04-002-085 _____
- 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) \$400,350.00

Transfer Tax Value \$400,350.00

Real Property Transfer Tax Due: ~~\$1,561.96~~ 1561.95

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 Agent

Signature [Signature]

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Clear Creek Residential,
LLC a Delaware Limited
Print Name: Liability Company
Address: 3745 Golf Club Drive
Carson City, NV 89705

BUYER (GRANTEE) INFORMATION
(Required)

Print Name Hayden Fulstone
Address: PO BOX 441
GLENBROOK NV 89413

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

Print Name: Signature Title Company LLC Escrow #: ZC3625-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