

DOUGLAS COUNTY, NV **2023-1001896**
RPTT:\$1561.95 Rec:\$40.00
\$1,601.95 Pgs=4 11/01/2023 09:47 AM
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-04-002-097

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:

Andrew and Gail Zitterkopf
4719 Waring St
Houston, TX 77027

Escrow No.: ZC3626-JL

RPTT ~~\$1,561.95~~ 1,561.95

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:

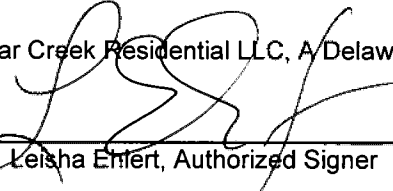
Andrew Jay Zitterkopf and Gail Heather Zitterkopf, co-trustees of the Zitterkopf Family Revocable Trust dated April 20, 2017

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

See Attached Exhibit "A"

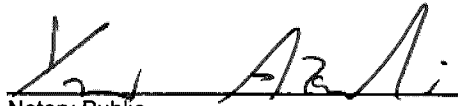
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

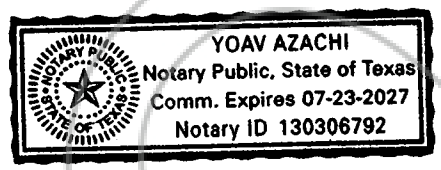
Signature Page attached and made a part hereof.

Clear Creek Residential LLC, A Delaware Limited Liability Company

By: Leisha Ehlert, Authorized Signer

STATE OF Texas } ss:
COUNTY OF Travis

This instrument was acknowledged before me on August 25th, 2023
by Leisha Ehlert


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:

All of Lot 165 and a portion of Common Area 6A shown on the Final Map for Clear Creek Tahoe Unit 6, recorded November 24, 2021 as File No. 2021-977643 in the Official Records of Douglas County, Nevada, situate in the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 14 North, Range 19 East, Mount Diablo Base & Meridian, County of Douglas, State of Nevada, more particularly described as follows:

COMMENCING at the Southeast Corner of said Section 4;

THENCE along the south line of said Section 4, North 88°59'58" East, a distance of 1,588.21 feet, to the southwest corner of Lot 159 of said Final Map;

THENCE departing said south line, along the westerly line of said Lot 159, North 23°07'00" East, a distance of 184.69 feet to the corner common to Lot 159 and Lot 160 of said Final Map;

THENCE departing said westerly line of Lot 159, along the westerly line of said Lot 160, North 12°38'30" West, a distance of 82.86 feet to the corner common to said Lot 160 and said Lot 161 of said Final Map;

THENCE continuing North 12°38'30" West along the westerly line of said Lot 161 and said Common Area 6A, a distance of 139.03 feet;

THENCE continuing along the westerly line of said Common Area 6A, North 16°14'20" West, a distance of 49.20 feet, to the POINT OF BEGINNING;

THENCE continuing along the westerly line of said Common Area 6A, North 16°14'20" West, a distance of 53.60 feet;

THENCE continuing along the westerly line of said Common Area 6A and said Lot 165, North 20°34'43" West, a distance of 176.33 feet;

THENCE departing said westerly line, along the northerly line of said Lot 165, the following two (2) courses:

1. North 42°34'22" East, a distance of 64.58 feet;
2. South 62°54'06" East, a distance of 181.70 feet, to a point on the westerly line of East Fork Drive, a 45-foot wide private road, being the beginning of a non-tangent curve to the left, from which the radius point bears North 85°42'44" East, a distance of 222.50 feet;

THENCE departing said northerly line, along said westerly line the following two (2) courses:

1. Southerly, 67.33 feet along the arc of said curve, through a central angle of 17°20'17";
2. South 21°37'33" West, a distance of 9.56 feet;

THENCE departing said westerly line, South 71°25'06" West, a distance of 39.15 feet;

THENCE South 70°59'45" West, a distance of 20.90 feet;

THENCE South 58°09'21" West, a distance of 25.39 feet;

THENCE South 38°42'12" West, a distance of 31.08 feet;

THENCE South 19°47'24" East, a distance of 7.02 feet;

THENCE South 14°01'50" East, a distance of 14.76 feet;

THENCE South 58°09'31" East, a distance of 12.58 feet;

THENCE South 69°41'28" West, a distance of 65.10 feet, to the POINT OF BEGINNING.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED June 8, 2023 AS INSTRUMENT NO. 2023-997236.

APN: 1419-04-002-097

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-04-002-097
- 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: \$1,561.95

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 *Andrew Zitterkopf*

 Signature *Andrew Zitterkopf*

Grantor *Agent*

 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: Andrew Jay Zitterkopf and Gail Heather Zitterkopf, co-trustees of the Zitterkopf Family Revocable Trust dated April 20, 2017
 Address: 4719 Waring St
Houston, TX 77027

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

Print Name: Signature Title Company LLC Escrow #: ZC3626-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448