

DOUGLAS COUNTY, NV **2023-996021**
RPTT:\$3646.50 Rec:\$40.00
\$3,686.50 Pgs=3 **04/28/2023 09:40 AM**
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-09-001-035

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:**

David Stewart
PO Box 478
Glenbrook, NV 89413

Escrow No.: ZC3536-JL

RPTT \$3,646.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Clif Chase and Sandra Chase, husband and wife as joint tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Tamarack Venture Partners LLC, a Delaware 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.



Cliff Chase

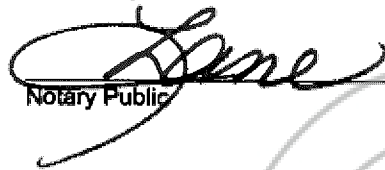


Sandra Chase

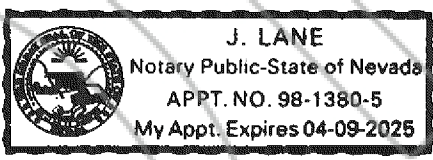
STATE OF NEVADA } ss:
COUNTY OF Washoe

This instrument was acknowledged before me on 7/25/23

by Cliff Chase & Sandra Chase



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:

Lot 75, and rights of access across private roads as set forth on the Final Map of Clear Creek Tahoe-Phase 3C, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 4, 2021, as File No. 962948, Official Records.

Certificate of Amendment recorded April 6, 2021, as Document No. 2021-964987, Official Records.

APN: 1419-09-001-035

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-09-001-035
- 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'/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) \$935,000.00
 Transfer Tax Value \$935,000.00
 Real Property Transfer Tax Due: \$3,646.50

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 _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Clif Chase
 Address: 202 Haskell Mill Ct
Carson City, NV 89705

BUYER (GRANTEE) INFORMATION
(Required)

Print Name Tamarack Venture Partners LLC, a
Delaware Limited Liability Company
 Address: PO Box 478
Glenbrook, NV 89413

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

Print Name: Signature Title Company LLC Escrow #: ZC3536-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448