

DOUGLAS COUNTY, NV  
RPTT:\$3480.75 Rec:\$40.00  
\$3,520.75 Pgs=3

**2023-998552**

07/14/2023 10:39 AM

SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

**A.P.N.: 1419-03-002-168**

**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:**

**D. Bommi Bommannan and Jaya Lakshmi  
Bommannan, Trustees of the Bommannan Family  
Trust dated February 4, 2016 and any amendments  
thereto  
26970 Taaffe Road  
Los Altos Hills, CA 94024**

**Escrow No.: ZC3573-JL**

RPTT \$3,480.75

## **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:

**D. Bommi Bommannan and Jaya Lakshmi Bommannan, Trustees of the Bommannan Family Trust dated February 4, 2016 and any amendments thereto**

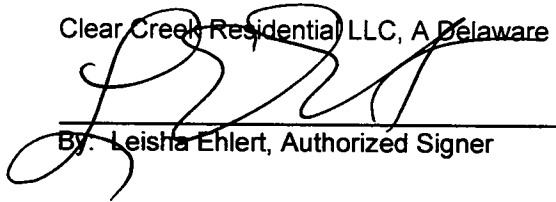
all that real property in the City of Carson City, County of Douglas, State of Nevada, described as follows:

**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

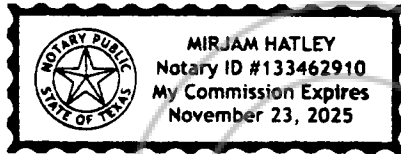
  
By: Leisha Ehler, Authorized Signer

STATE OF Texas } ss:  
COUNTY OF Travis

This instrument was acknowledged before me on July 3<sup>rd</sup>, 2023.

by Leisha Ehler

Mirjam Hatley (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:

#### Parcel 1

Lot 370A as set forth on map of Clear Creek Tahoe Merger and Re-subdivision 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: 1419-03-002-168

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1419-03-002-168
- 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: R.P.T.T. = \$3,480.75

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$892,500.00

Transfer Tax Value \$892,500.00

Real Property Transfer Tax Due: ~~24,807.64~~ 3480.75

**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 \_\_\_\_\_ [Signature]

Grantor \_\_\_\_\_

Signature \_\_\_\_\_ [Signature]

Grantee [Signature]

**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)

D. Bommi Bommannan and Jaya Lakshmi Bommannan, Trustees of the Bommannan Family Trust dated February 4, 2016 and any amendments thereto

Print Name \_\_\_\_\_

Address: 26970 Taaffe Road  
Los Altos CA 94024

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

Print Name: Signature Title Company LLC Escrow #: ZC3573-JL

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