

DOUGLAS COUNTY, NV **2024-1004885**  
RPTT:\$43875.00 Rec:\$40.00  
\$43,915.00 Pgs=3 **02/20/2024 12:24 PM**  
SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-10-001-025

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:

Terrence A. Larsen  
585 San Pedro Cove  
San Rafael, CA 94901

Escrow No.: ZC3744-JL

RPTT \$43,875.00

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Jack A. Wood, Trustee of the JAW 2017 Trust dated November 17, 2017, and amended and restated April 13, 2023**

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

**Terrence A. Larsen, A Married Man as his Sole and Separate Property**

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.**

Jack A. Wood, Trustee of the JAW 2017 Trust dated November 17, 2017, and amended and restated April 13, 2023

Jack A. Wood

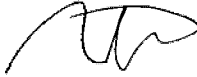
By: Jack A. Wood, Trustee

STATE OF Nevada  
COUNTY OF Washoe

} ss:

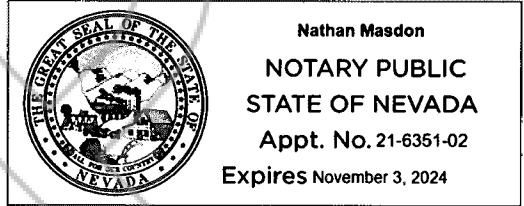
This instrument was acknowledged before me on February 14, 2024

by Jack A. Wood



Notary Public

(seal)



Notarized remotely using audio-video communication technology via Proof.

**EXHIBIT A"**

**Parcel 1**

**Lot 20 of CLEAR CREEK TAHOE-PHASE 1A & 1B, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 18, 2016, as File No. 2016-890939, of Official Records, as amended by Certificate of Amendment recorded January 23, 2017, as File No. 2017-893667, of Official Records, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915417, of Official Records, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915418, of Official Records.**

**Parcel 2**

**Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016 as Document No. 2016-888265, of Official Records, and Amendments thereto recorded as Document Numbers 890755, 902099 and 916465, of Official Records.**

**APN: 1419-10-001-025**

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1419-10-001-025
- 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) \$11,250,000.00  
Transfer Tax Value \$11,250,000.00  
Real Property Transfer Tax Due: \$43,875.00

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: Jack Wood, Trustee of the JAW 2017 Trust  
Address: 29 Capistrano Ct  
Odessa, TX 79765

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: Terrence Larsen  
Address: 585 San Pedro Cove  
San Rafael, CA 94901

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

Print Name: Signature Title Company LLC Escrow #: ZC3744-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