

DOUGLAS COUNTY, NV **2024-1005192**
RPTT:\$6435.00 Rec:\$40.00
\$6,475.00 Pgs=3 03/01/2024 08:52 AM
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-04-002-005

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:

Christopher Steffanci
20301 59th Place
South Kent, WA 98032

Escrow No.: ZC3742-JL

RPTT \$6,435.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Robert F Bobo, Jr., Trustee of the Robert Bobo Revocable Trust, dated February 26, 2019

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

Christopher Steffanci, Trustee of the Christopher Steffanci Living Trust dated June 27th 2022

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.

Robert F Bobo, Jr., Trustee of the Robert Bobo Revocable Trust, dated February 26, 2019

By: Robert F. Bobo, Jr., Trustee

STATE OF Texas
COUNTY OF Harris

} ss:

This instrument was acknowledged before me on Feb. 7, 2024

by Robert F. Bobo, Jr.

Sandra Cortez (seal)
Notary Public

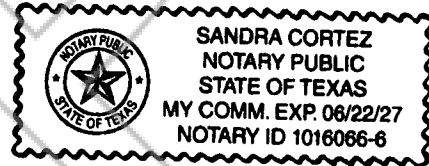


EXHIBIT A"

Parcel 1

Lot 199 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: 1419-04-002-005

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-04-002-005
- 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) \$1,650,000.00

Transfer Tax Value \$1,650,000.00

Real Property Transfer Tax Due: \$6,435.00

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

Signature

Grantor

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Robert F Bobo, Jr., Trustee of the Robert Bobo Revocable Trust, dated February 26, 2019

Address: 1415 South Voss Road #110-449 Houston, TX 77057

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Christopher Steffanci Trustee, of the Christopher Steffanci Living Trust dated June 27th 2022

Address: 14014 Riviera Place NE Seattle, WA 98125

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

Print Name: Signature Title Company LLC Escrow #: ZC3742-JL

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