

DOUGLAS COUNTY, NV **2024-1006098**  
RPTT:\$4332.90 Rec:\$40.00  
\$4,372.90 Pgs=3 **03/28/2024 11:10 AM**  
SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-03-002-169

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:

Engel Haus LLC  
50 N Sierra Street  
Ste 802  
Reno, NV 89501

Escrow No.: ZC3736-JL

RPTT \$4,332.90

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**CCT 369 LLC, a Nevada Limited Liability Company**

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

**Engel Haus LLC, a Nevada 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.**

CCT 369 LLC, a Nevada Limited Liability Company

*Mark C. Tanner*  
By: Mark C. Tanner, Manager

STATE OF NEVADA  
COUNTY OF Carson City } ss:

This instrument was acknowledged before me on 3-18-2024

by *Mark C. Tanner*

*Jane* (seal)  
Notary Public

J. LANE  
Notary Public-State of Nevada  
APPT. NO. 98-1380-5  
My Appt. Expires 04-09-2025

**EXHIBIT A"**

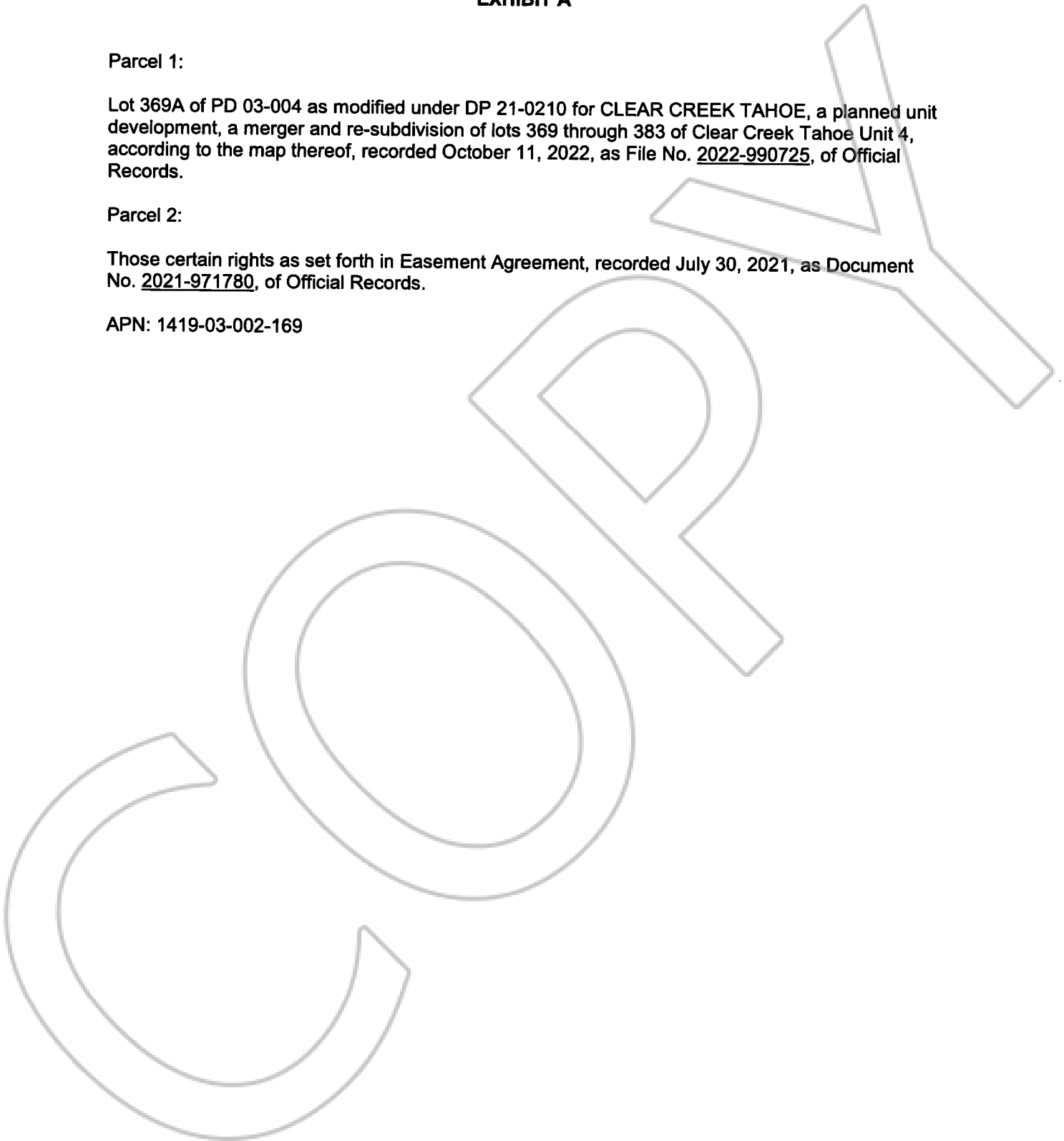
Parcel 1:

Lot 369A of PD 03-004 as modified under DP 21-0210 for CLEAR CREEK TAHOE, a planned unit development, a merger and re-subdivision of lots 369 through 383 of Clear Creek Tahoe Unit 4, according to the map thereof, recorded October 11, 2022, as File No. 2022-990725, of Official Records.

Parcel 2:

Those certain rights as set forth in Easement Agreement, recorded July 30, 2021, as Document No. 2021-971780, of Official Records.

APN: 1419-03-002-169



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1419-03-002-169
- 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) \$1,111,000.00

Transfer Tax Value \$1,111,000.00

Real Property Transfer Tax Due: \$4,332.90

**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 Susan Mahlmann

Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: CCT 369 LLC, a Nevada Limited Liability Company

Address: 2530 Nowlin Road  
Minden, NV 89423

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name Engel Haus LLC

Address: 3456 Yorkshire Road  
Pasadena, CA 91107

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

Print Name: Signature Title Company LLC Escrow #: ZC3736-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**