

DOUGLAS COUNTY, NV **2024-1006844**  
RPTT:\$16185.00 Rec:\$40.00  
\$16,225.00 Pgs=3 **04/19/2024 09:59 AM**  
SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

**A.P.N.: 1419-03-002-093**

**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:**

**William R. Bue and Deborah L. Stahlkopf, as Trustees  
of the Bue Stahlkopf Revocable Trust dated  
December 12, 2018**  
**298 Senecas Court**  
**Carson City, NV 89705**

**Escrow No.: ZC3780-JL**

RPTT \$16,185.00

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**Jeffrey S. Hastings and Rachel Sarah Hastings Trustees of the Jeffrey S and Rachel Sarah Hastings  
Trust dated June 29, 2001 as Amended July 8, 2009**

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

**William R. Bue and Deborah L. Stahlkopf, as Trustees of the Bue Stahlkopf Revocable Trust  
dated December 12, 2018**

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.**

Jeffrey S. Hastings and Rachel Sarah Hastings Trustees of the Jeffrey S and Rachel Sarah Hastings Trust dated June 29, 2001 as Amended July 8, 2009

*[Signature]*, trustee  
By: Jeffrey S. Hastings, Trustee

*[Signature]*, trustee  
By: Rachel Sarah Hastings, Trustee

STATE OF NEVADA }  
COUNTY OF *Douglas* } ss:

This instrument was acknowledged before me on *4/16/2024*

By *Jeffrey S. Hastings & Rachel Sarah Hastings*

*[Signature]* (seal)  
Notary Public

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

**EXHIBIT A"**

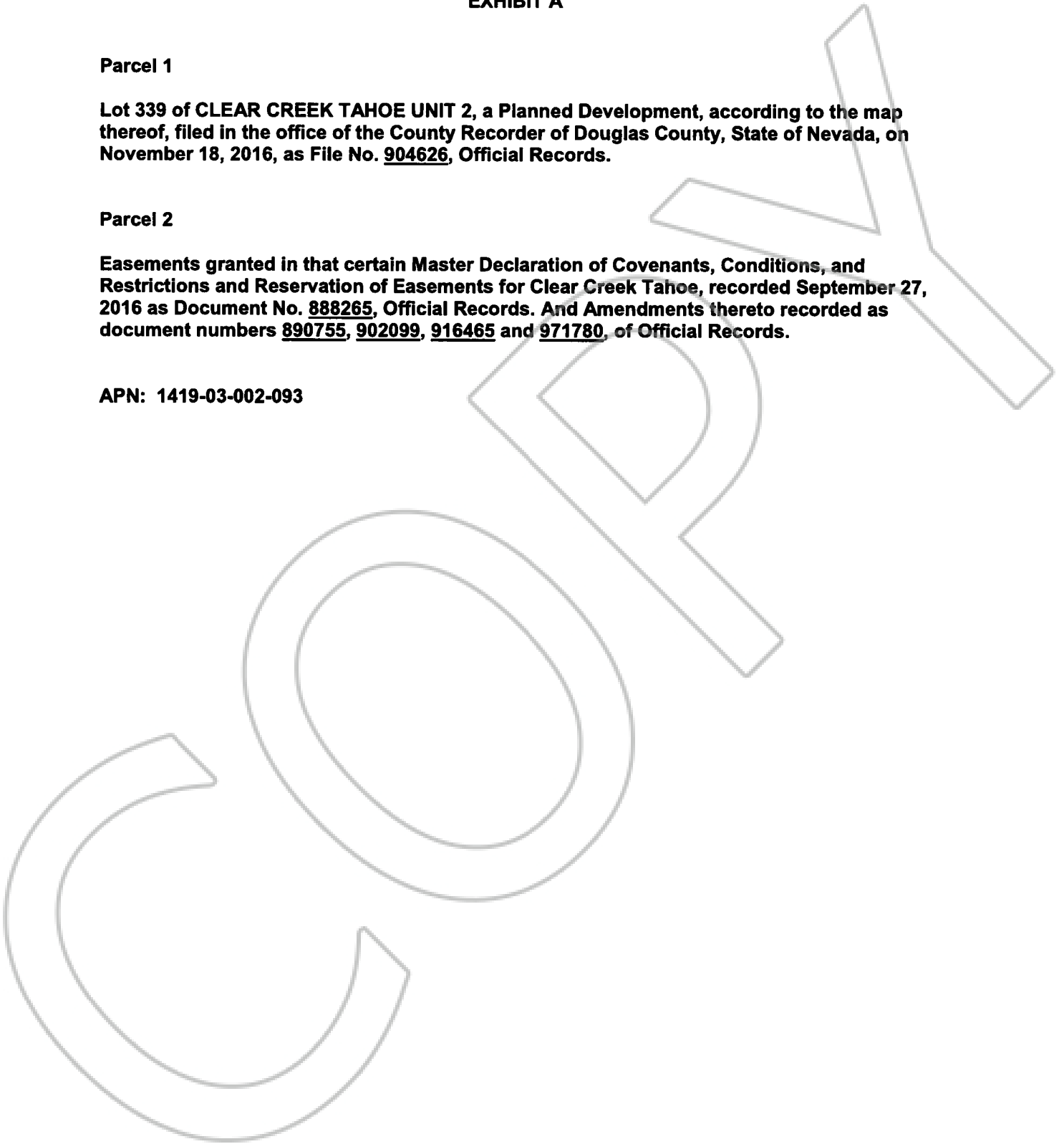
**Parcel 1**

**Lot 339 of CLEAR CREEK TAHOE UNIT 2, a Planned Development, 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. 904626, 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. 888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099, 916465 and 971780, of Official Records.**

**APN: 1419-03-002-093**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1419-03-002-093
- 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

Deed in Lieu of Foreclosure Only (value of property) \$4,150,000.00  
 Transfer Tax Value \$4,150,000.00  
 Real Property Transfer Tax Due: \$16,185.00

**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 Will Bue

Grantee \_\_\_\_\_

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

Jeffrey S. Hastings and  
 Rachel Sarah Hastings  
 Trustees of the Jeffrey S  
 and Rachel Sarah Hastings  
 Trust  
 Print Name: \_\_\_\_\_  
 Address: 217 Redding Way  
Carson City, NV 89705

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

William R. Bue and Deborah L.  
 Stahlkopf, as Trustees of the Bue  
 Stahlkopf Revocable Trust dated  
 December 12, 2018  
 Print Name: \_\_\_\_\_  
 Address: 298 Seneca  
Carson City, NV  
89705

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

Print Name: Signature Title Company LLC Escrow #: ZC3780-JL  
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448