

DOUGLAS COUNTY, NV **2024-1009480**
RPTT:\$13260.00 Rec:\$40.00
\$13,300.00 Pgs=4 **06/26/2024 02:00 PM**
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-03-002-102

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:**

NGP Tahoe, LLC, a Nevada limited liability company
4985 E. Raines Rd
Memphis, TN 38118

Escrow No.: ZC3816-JL

RPTT \$13,260.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Patrick J Kilkenny, A Married Man as his Sole and Separate Property

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

NGP Tahoe, 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.

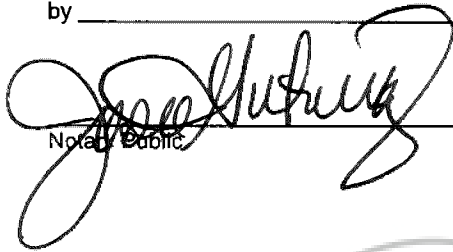

Patrick J Kilkeny

STATE OF
COUNTY OF

} ss:

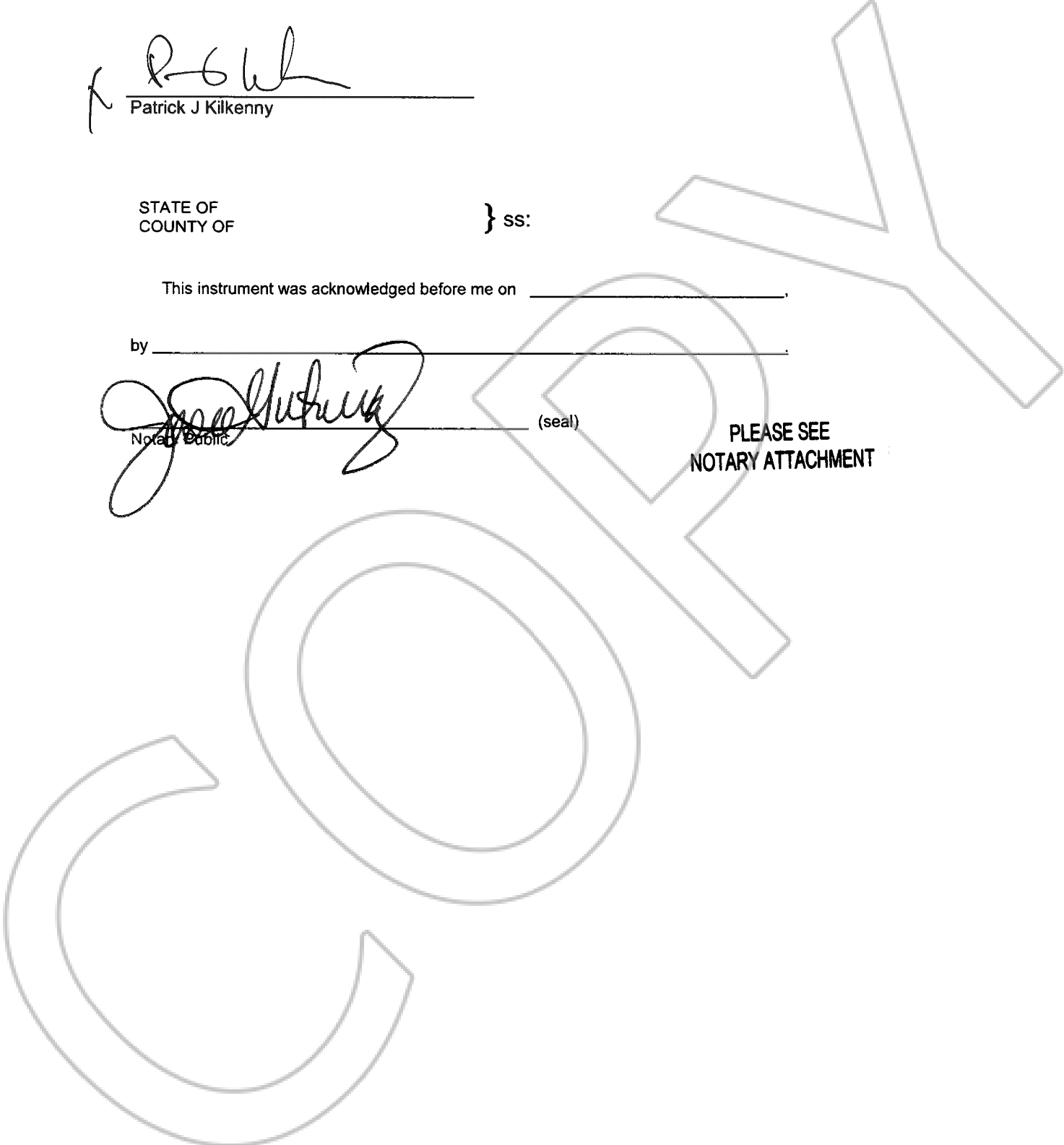
This instrument was acknowledged before me on _____.

by _____.


Notary Public

(seal)

PLEASE SEE
NOTARY ATTACHMENT



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

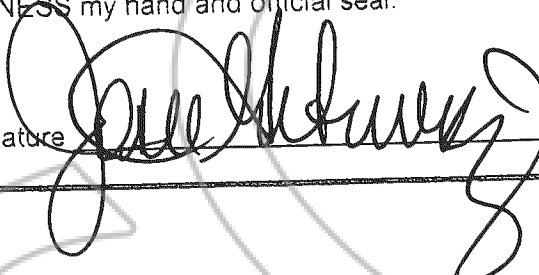
On June 17, 2024 before me, Josie Gutierrez, Notary Public
(insert name and title of the officer)

personally appeared Patrick J. Kilkenny
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

 (Seal)

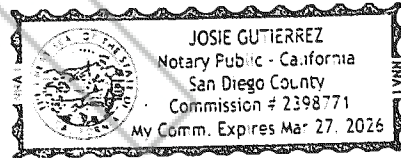


EXHIBIT A”

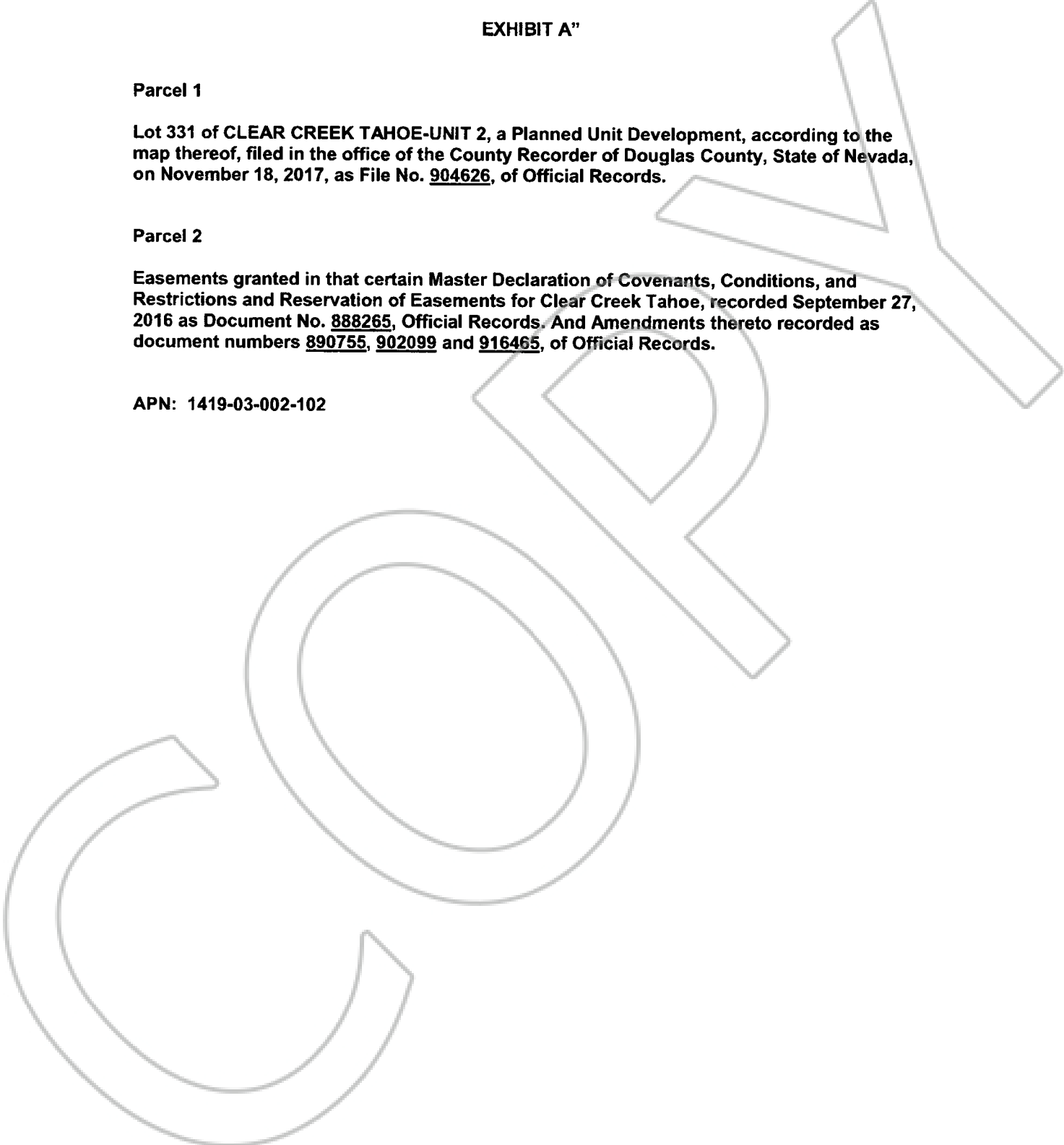
Parcel 1

Lot 331 of CLEAR CREEK TAHOE-UNIT 2, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 18, 2017, as File No. 904626, 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. 888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099 and 916465, of Official Records.

APN: 1419-03-002-102



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1419-03-002-102
- 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) \$3,400,000.00
Transfer Tax Value \$3,400,000.00
Real Property Transfer Tax Due: \$13,260.00

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 *Patrick J. Kilkenny*

Grantor *NGP Tahoe*

Signature _____

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Patrick J Kilkenny
Address: PO Box 321
Eugene, OR 97440

Print Name: NGP Tahoe, LLC, a Nevada limited liability company
Address: 4985 E. Raines Rd
Memphis TN 38118

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

Print Name: Signature Title Company LLC Escrow #: ZC3816-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448