

DOUGLAS COUNTY, NV **2024-1010525**  
RPTT:\$18135.00 Rec:\$40.00  
\$18,175.00 Pgs=4 **07/30/2024 01:23 PM**  
SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-03-002-070

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:

James C. Carter II and Catharine Fryman Carter  
301 Gray Mill Court  
Carson City NV 89705

Escrow No.: ZC3843-JL

RPTT \$18,135.00

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Brian M. Regan, Trustee of the Brian M. Regan Trust dated May 19, 2020 and Megan Brennan, An Unmarried Woman as joint tenants with rights of survivorship**

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

**James C. Carter II and Catharine Fryman Carter, as co-Trustees of The Carter Family Trust U/A dated December 17, 2018, amended and restated May 1, 2023**

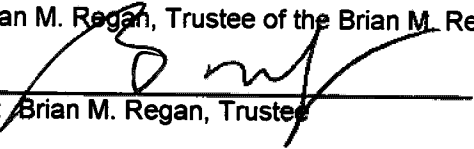
all that real property in the City of Carson City, County of Douglas, State of Nevada, described as follows:


**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.**

Brian M. Regan, Trustee of the Brian M. Regan Trust dated May 19, 2020

  
By: Brian M. Regan, Trustee

  
Megan Brennan

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

} ss:

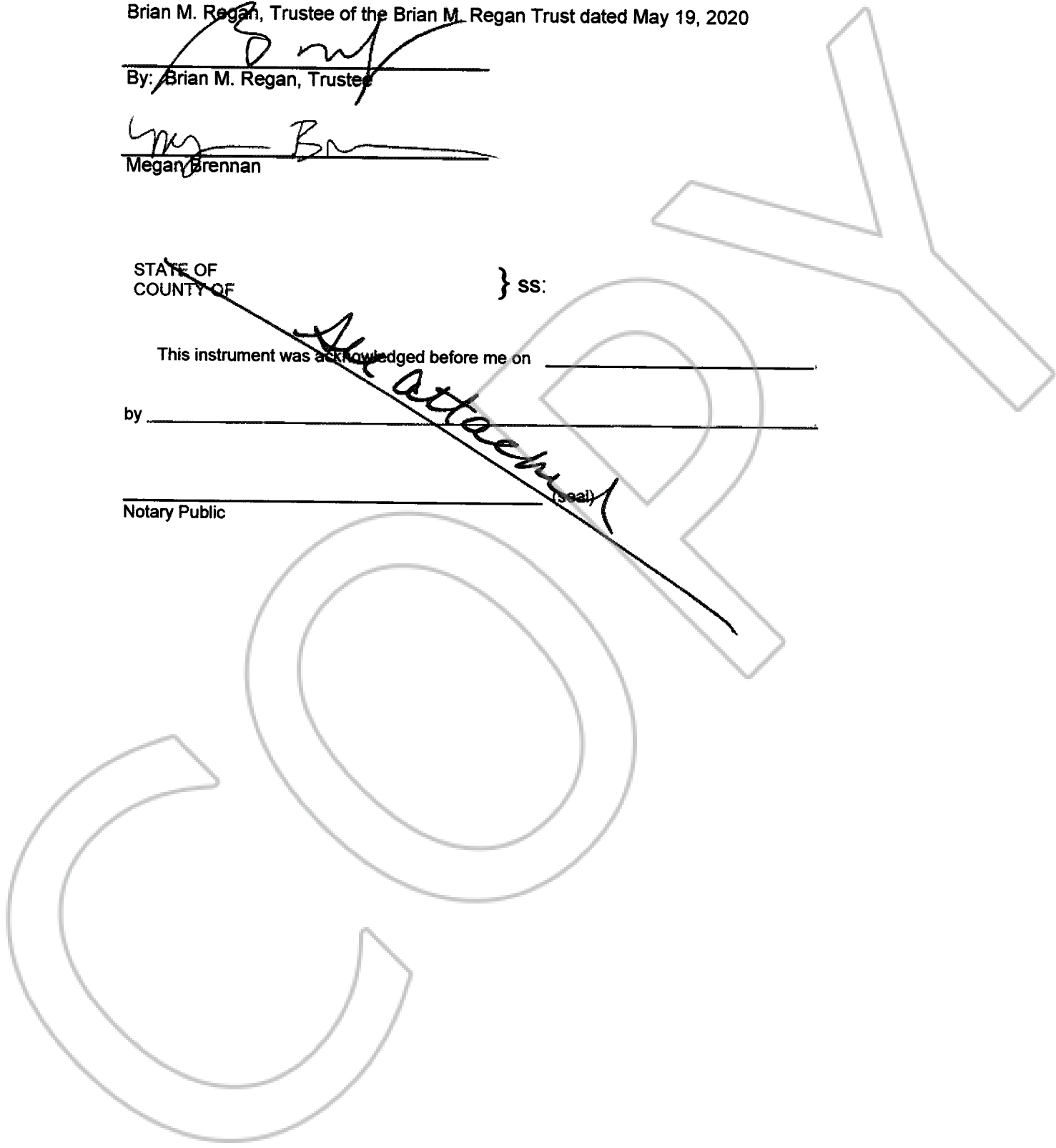
This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

\_\_\_\_\_  
Notary Public

*All Attached*

(seal)



# 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 Napa

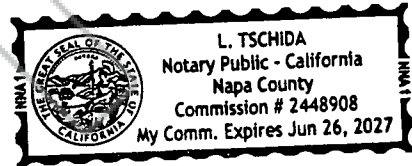
On 7/11/24 before me, L. Tschida, Notary Public  
(insert name and title of the officer)

personally appeared Brian M. Regano Megan Brennan  
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 L. Tschida (Seal)



**EXHIBIT A”**

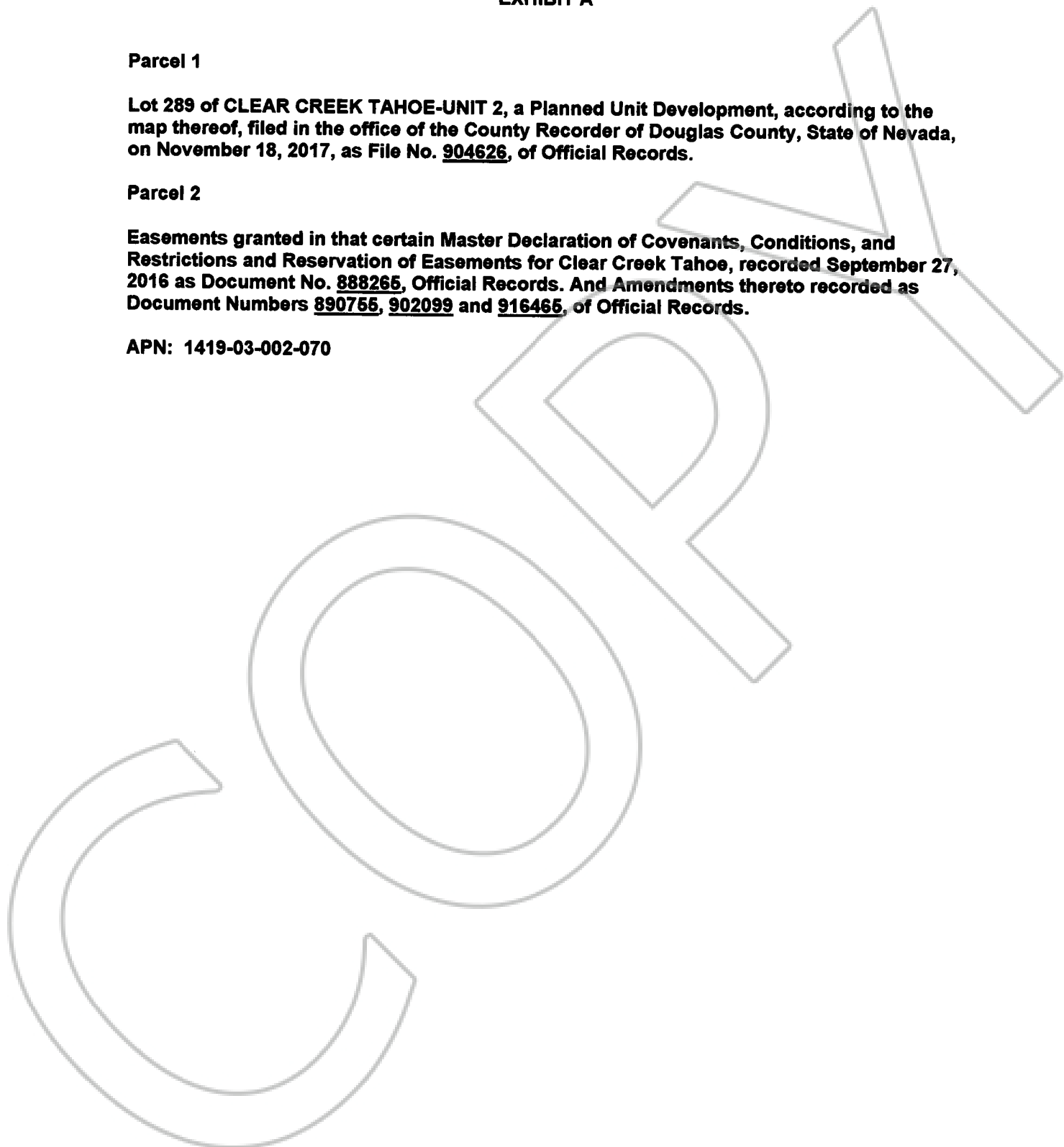
**Parcel 1**

**Lot 289 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: 1419-03-002-070**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1419-03-002-070
- 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) \$4,650,000.00

Transfer Tax Value \$4,650,000.00

Real Property Transfer Tax Due: \$18,135.00

**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: Brian M. Regan, Trustee of the Brian M. Regan Trust dated May 19, 2020

Address: 301 Gray Mill Court  
Carson City, NV 89705

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

Print Name: James C. Carter II and Catharine Fryman Carter, as co-Trustees of The Carter Family Trust U/A dated December 17, 2018, amended and restated May 1, 2023

Address: 301 Gray Mill Ct  
Carson City NV 89705

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

Print Name: Signature Title Company LLC Escrow #: ZC3843-JL

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