

DOUGLAS COUNTY, NV
RPTT:\$1560.00 Rec:\$40.00
\$1,600.00 Pgs=3

2024-1010856

08/09/2024 10:14 AM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-09-001-054

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:**

Connor Talbott and Chivon Talbott
791 Aspen Trail
Reno NV 89519

Escrow No.: ZC3859-JL

RPTT \$1,560.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Clear Creek Residential, LLC a Delaware Limited Liability Company

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

Connor Talbott and Chivon Talbott, Husband and Wife as Joint Tenants With Right of Survivorship

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.

Clear Creek Residential, LLC a Delaware Limited Liability Company

By: [Signature]
John McKinerney, Authorized Representative

STATE OF Texas
COUNTY OF TRAVIS

} ss:

This instrument was acknowledged before me on 8/6/24

by John McKinerney

[Signature] (seal)
Notary Public

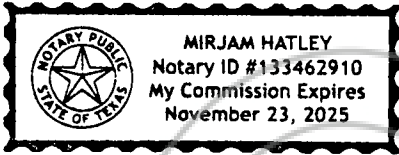


EXHIBIT A"

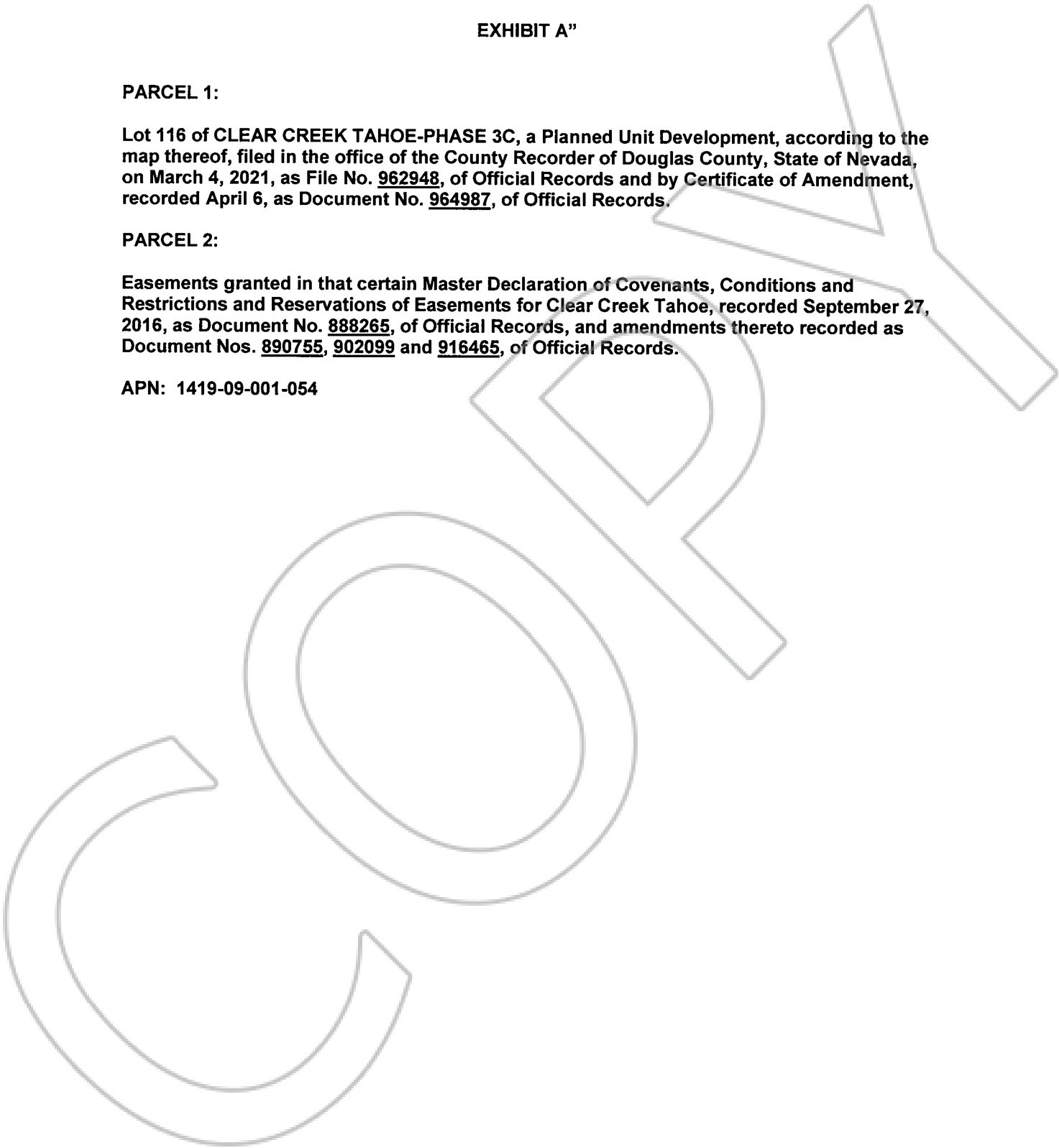
PARCEL 1:

Lot 116 of CLEAR CREEK TAHOE-PHASE 3C, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 4, 2021, as File No. 962948, of Official Records and by Certificate of Amendment, recorded April 6, as Document No. 964987, of Official Records.

PARCEL 2:

Easements granted in that certain Master Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 888265, of Official Records, and amendments thereto recorded as Document Nos. 890755, 902099 and 916465, of Official Records.

APN: 1419-09-001-054



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-09-001-054
- 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) \$400,000.00

Transfer Tax Value \$400,000.00

Real Property Transfer Tax Due: \$1,560.00

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)

Clear Creek Residential,
LLC a Delaware Limited
Liability Company

Print Name: _____

Address: 3475 Golf Club Drive
Carson City, NV 89705

BUYER (GRANTEE) INFORMATION
(Required)

Connor Talbott

Print Name _____

Address: 791 Aspen Trail
Reno NV 89519

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

Print Name: Signature Title Company LLC Escrow #: ZC3859-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