

DOUGLAS COUNTY, NV
RPTT:\$6825.00 Rec:\$40.00
\$6,865.00 Pgs=3

2024-1011656

08/30/2024 09:18 AM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-04-002-057

**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:**

**C. Kevin McArthur and Michelle Whitt McArthur
4305 Juniper Trail
Reno, NV 89519**

Escrow No.: ZC3866-JL

RPTT \$6,825.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Chad Haws and Lynn Haws, husband and wife as joint tenants with right of survivorship

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

C. Kevin McArthur and Michelle Whitt McArthur, as Co-Trustees of the C. Kevin McArthur and Michelle Whitt McArthur Trust (As Restated) under the trust agreement dated February 15, 2005.

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.

Chad Haws
Chad Haws
Lynn Haws
Lynn Haws

STATE OF NEVADA
COUNTY OF Carson City } ss:

This instrument was acknowledged before me on 8/21/2024.

by CHAD HAWS AND LYNN HAWS.

N. Frey (seal)
Notary Public



EXHIBIT A"

Parcel 1

Lot 243 of CLEAR CREEK TAHOE-PHASE 1A & 1B, 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. 2016-890939, Official Records, as amended by Certificate of Amendment recorded January 23, 2017, as File No. 2017-893667, and amended by Certificate of Amendment, recorded June 13, 2018, as File No. 2018-915417, and amended by Certificate of Amendment, recorded June 13, 2018, as File No. 2018-915418, 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. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099 and 916465, of Official Records.

APN: 1419-04-002-057

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-04-002-057
- 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)	<u>\$1,750,000.00</u>
Transfer Tax Value	<u>\$1,750,000.00</u>
Real Property Transfer Tax Due:	<u>\$6,825.00</u>

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.

X Signature *Chad Haws*
 Signature _____

Grantor _____
 Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Chad Haws
 Address: 1215 Angels Camp Drive
Carson City, NV 89703

BUYER (GRANTEE) INFORMATION
(Required)

C. Kevin McArthur and Michelle Whitt
McArthur, as Co-Trustees of the C.
Kevin McArthur and Michelle Whitt
McArthur Trust
 Address: 4305 Juniper Trail
Reno, NV 89519

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

Print Name: Signature Title Company LLC Escrow #: ZC3866-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448