

DOUGLAS COUNTY, NV
RPTT:\$5850.00 Rec:\$40.00
\$5,890.00 Pgs=3

2024-1011679

08/30/2024 12:35 PM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-10-001-054

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:

Peter D. Stent and Nora B. Stent
3486 Golf Club Drive
Carson City, NV 89705

Escrow No.: ZC3883-JL

RPTT \$5,850.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Stephen P. Barker and Sara R. Barker Trustees of the Barker Family Trust

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

Peter D. Stent and Nora B. Stent, as Trustees of the Stent Family Trust created by agreement dated November 13, 2003, as amended

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.

Stephen P. Barker and Sara R. Barker Trustees of the Barker Family Trust

Stephen P. Barker
By: Stephen P Barker, Trustee

Sara R Barker
By: Sara R Barker, Trustee

STATE OF New York } ss:
COUNTY OF Bronx

This instrument was acknowledged before me on August 30, 2024.

by Stephen P Barker and Sara R Barker.

M H Palmer (seal)
Notary Public

Notarized online using audio-video communication

Makyjah H Palmer
Online Notary Public
State of New York
Kings County
Commission #: 01PA0001333
Commission Expires: 02/13/2027

EXHIBIT A”

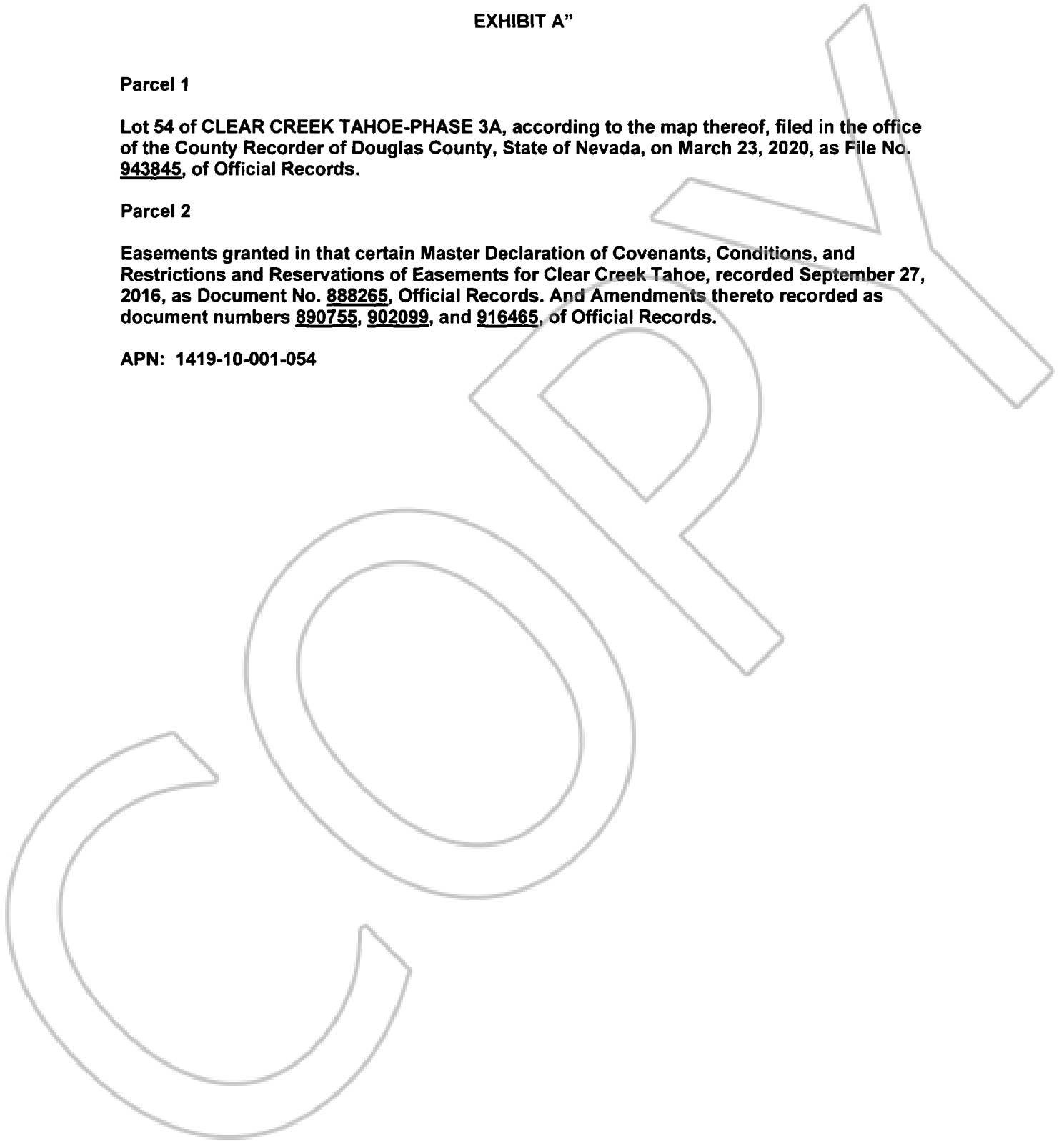
Parcel 1

Lot 54 of CLEAR CREEK TAHOE-PHASE 3A, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 23, 2020, as File No. 943845, 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, Official Records. And Amendments thereto recorded as document numbers 890755, 902099, and 916465, of Official Records.

APN: 1419-10-001-054



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-10-001-054
- 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'/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) \$1,500,000.00
 Transfer Tax Value \$1,500,000.00
 Real Property Transfer Tax Due: \$5,850.00

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 Stephen P Barker Grantor _____

Signature [Signature] Grantee AGENT

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

Print Name: Stephen P. Barker and Sara R. Barker Trustees of the Barker Family Trust
 Address: 220 Kent Avenue
Kentfield, CA 94904

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

Print Name: Peter D. Stent and Nora B. Stent, as Trustees of the Stent Family Trust created by agreement dated November 13, 2003, as amended
 Address: 3486 Golf Club Dr
Carson City NV 89705

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

Print Name: Signature Title Company LLC Escrow #: ZC3883-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