

DOUGLAS COUNTY, NV **2024-1012408**
RPTT:\$62400.00 Rec:\$40.00
\$62,440.00 Pgs=3 **09/18/2024 02:57 PM**
FIRST AMERICAN TITLE RENO
SHAWNYNE GARREN, RECORDER

APN: 1419-10-002-001

R.P.T.T. \$62,400.00

RECORDING REQUESTED BY:

First American Title Company

5470 Kietzke Lane, ste 230

Reno, NV 89511

WHEN RECORDED, MAIL TO

MAIL TAX STATEMENT TO:

JVR Ranch LLC

4660 Canyon Overlook Drive

Las Vegas, NV 89135

The undersigned hereby affirm(s) that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **CLEAR CREEK OS, LLC** a Delaware limited liability company (“Grantor”) does hereby GRANT, BARGAIN and SELL to **JVR RANCH LLC**, a Nevada limited liability company, (whose address is: 300 Jacks Valley Ranch Road, Carson City, NV 89705), the real property situate in County of Douglas, State of Nevada, described in **Exhibit “A”** attached hereto and incorporated herein by this reference (the “Property”);

TOGETHER WITH all rights, entitlements, privileges, easements, tenements, hereditaments and appurtenances to the Property, and any reversions, remainders, rents, issues or profits thereof, but excluding any and all water rights.

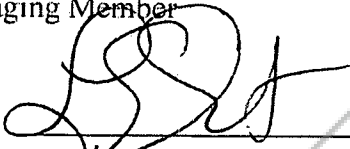
SUBJECT TO (i) general and special taxes for the current fiscal tax year not yet due and payable and (ii) all matters of record.

[SIGNATURE PAGE FOLLOWS]

The Grant, Bargain and Sale Deed is executed as of the date of notarization of the signature immediately set forth below. but to be effective as the 16th day of September, 2024.

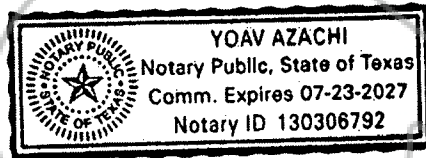
CLEAR CREEK OS, LLC,
a Delaware limited liability company

By: Clear Creek Holdings LLC,
a Delaware limited liability company
Its: Managing Member

By: 
Name: LEISHA EHLERT
Its: AUTHORIZED REPRESENTATIVE

STATE OF Texas)
COUNTY OF Travis)

This instrument was acknowledged before me on September 16th, 2024, by Leisha Ehlert as Authorized Representative of Clear Creek Holdings LLC, a Delaware limited liability company, the Managing Member of Clear Creek OS, LLC, a Delaware limited liability company.



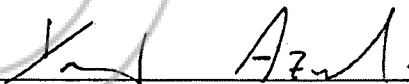

Notary Public
My Commission Expires: 7/23/2027

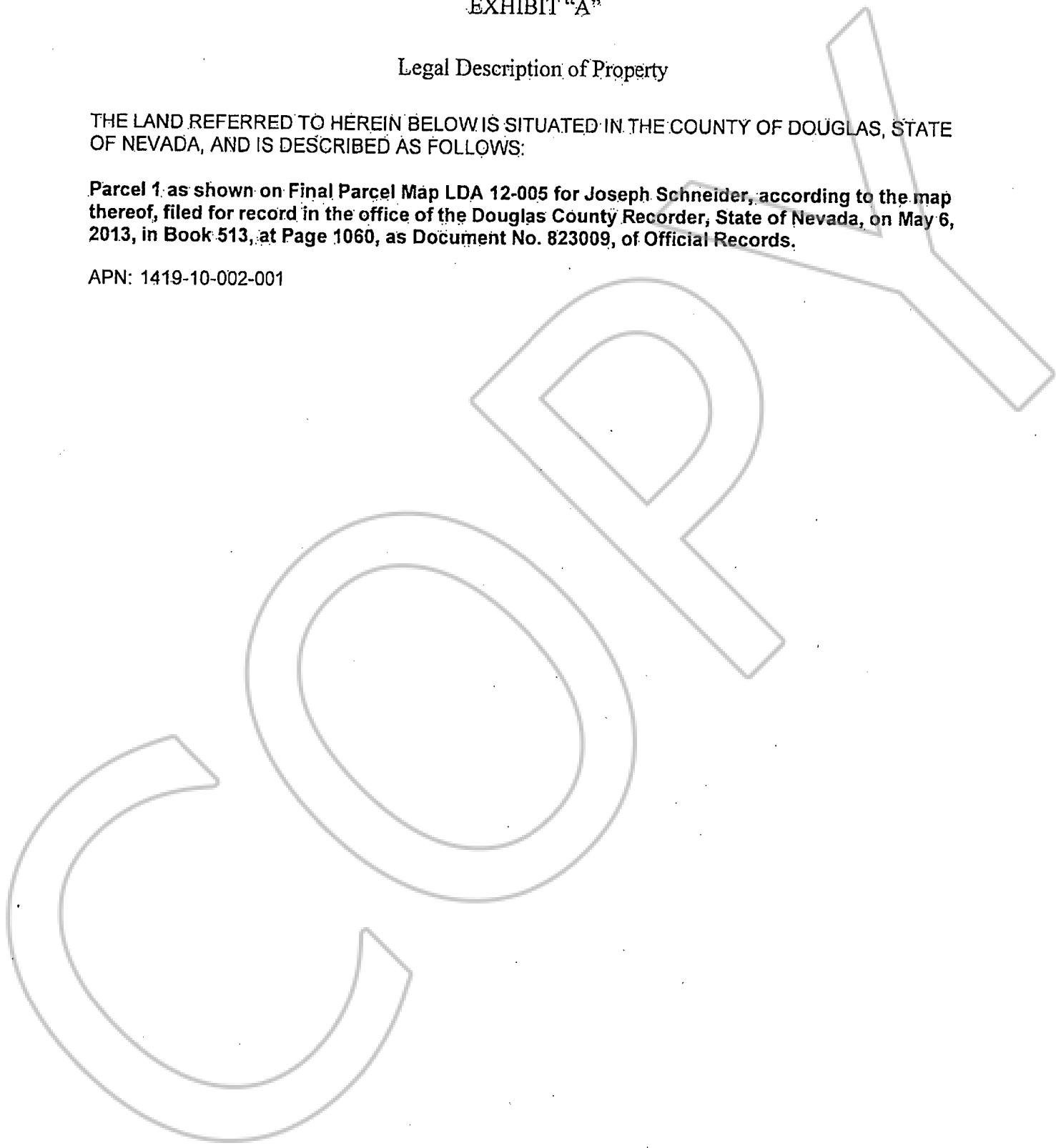
EXHIBIT "A"

Legal Description of Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1: as shown on Final Parcel Map LDA 12-005 for Joseph Schneider, according to the map thereof, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 6, 2013, in Book 513, at Page 1060, as Document No. 823009, of Official Records.

APN: 1419-10-002-001



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1419-10-002-001
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$16,000,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$16,000,000.00
 d) Real Property Transfer Tax Due \$62,400.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: _____
 Signature: _____

Capacity: Grantor
 Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Clear Creek OS, LLC

Print Name: JVR Ranch LLC

Address: 3746 Clear Creek Drive

Address: 4660 Canyon Overlook Drive

City: Carson City

City: Las Vegas

State: NV Zip: 89705

State: NV Zip: 89135

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

First American Title Insurance
 Print Name: Company
 Address: 5470 Kietzke Lane, Ste 230
 City: Reno

File Number: 15836-2676090 KN/ KO
 State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)