

DOUGLAS COUNTY, NV  
RPTT:\$565.50 Rec:\$17.00  
\$582.50 Pgs=4 2016-879647  
04/20/2016 03:44 PM  
CAPITAL TITLE COMPANY OF NEVADA, LLC  
KAREN ELLISON, RECORDER

APN: 1319-30-641-004  
ESCROW NO: 10014562-001-KS  
WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:  
CHARLES J. AMBROGI  
356 GALAXY LANE UNIT D  
STATELINE, NV 89449

\$ RPTT 565.50 \*SIGNED IN COUNTERPART\*  
**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Joseph T. Lin, a married man as his sole and separate property and Samuel Lin, a married man as his sole and separate property who acquired title as Joseph T. Lin and Samuel Lin

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Charles J. Ambrogi , a single man

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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness his/hers/theirs hand(s) this 13 day of <sup>April</sup>~~March~~, 2016

\*SIGNED IN COUNTERPART\*

\_\_\_\_\_  
Joseph T. Lin

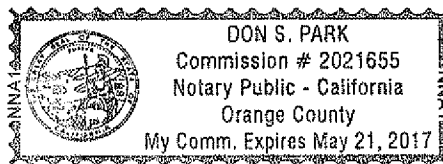
\_\_\_\_\_  
Samuel Lin

STATE OF CA  
COUNTY OF ORANGE } SS:

This instrument was acknowledged before me on APRIL 13, 2016

by <sup>DSP</sup>~~Joseph T. Lin~~, Samuel Lin.

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



APN: 1319-30-641-004  
ESCROW NO: 10014562-001-KS  
WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:  
CHARLES J. AMBROGI  
356 GALAXY LANE UNIT D  
STATELINE, NV 89449

\$ RPTT 565.50

**\*SIGNED IN COUNTERPART\*  
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Joseph T. Lin, a married man as his sole and separate property and Samuel Lin, a married man as his sole and separate property who acquired title as Joseph T. Lin and Samuel Lin

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Charles J. Ambrogi , a single man

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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness his/hers/theirs hand(s) this 14<sup>th</sup> April day of 2016

Joseph Lin  
Joseph T. Lin

**\*SIGNED IN COUNTERPART\***

\_\_\_\_\_  
Samuel Lin

STATE OF \_\_\_\_\_ } SS:  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_  
by Joseph T. Lin, Samuel Lin.

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

*See attached*

# CALIFORNIA ALL-PURPOSE 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.

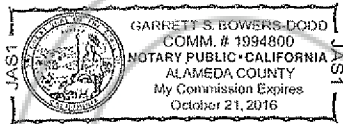
State of California  
County of Alameda

On April 14, 2016 before me, Garrett S. Bowers-Dodd Notary Public,  
personally appeared Joseph T Lin

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.



Garrett S. Bowers-Dodd  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer - Title(s): _____	<input type="checkbox"/> Corporate Officer - Title(s): _____
<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Signer Is Representing: _____	<input type="checkbox"/> Signer Is Representing: _____

## LEGAL DESCRIPTION

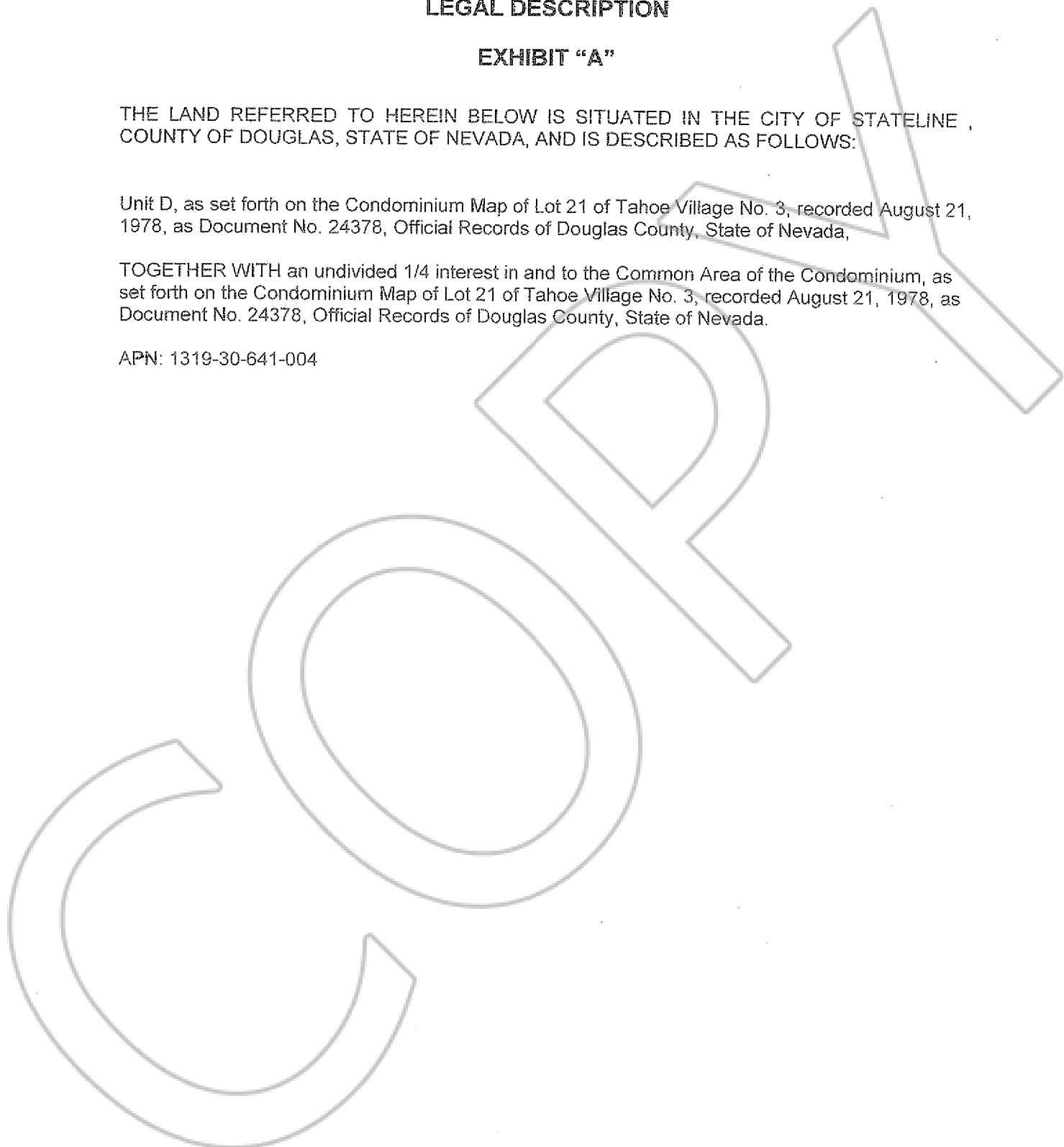
### EXHIBIT "A"

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

Unit D, as set forth on the Condominium Map of Lot 21 of Tahoe Village No. 3, recorded August 21,  
1978, as Document No. 24378, Official Records of Douglas County, State of Nevada,

TOGETHER WITH an undivided 1/4 interest in and to the Common Area of the Condominium, as  
set forth on the Condominium Map of Lot 21 of Tahoe Village No. 3, recorded August 21, 1978, as  
Document No. 24378, Official Records of Douglas County, State of Nevada.

APN: 1319-30-641-004



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-30-641-004
- 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:

\$144,900.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$144,900.00  
 Real Property Transfer Tax Due: \$ 565.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 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  
 Signature: [Signature] Capacity: Grantee Agent

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

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

Print Name: Samuel Lin, Joseph T. Lin  
 Address: PO Box 14055  
 City: IRVINE  
 State: CA Zip: 92623

Print Name: Charles J. Ambrogio  
 Address: 3520 Galaxy Ln. #0  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: Capital Title Company of Nevada Escrow #: 10014562-KS  
 Address: 10539 Professional Circle, Suite #102  
Reno, NV 89521