

DOUGLAS COUNTY, NV

2016-881652

RPTT:\$1345.50 Rec:\$16.00

\$1,361.50 Pgs=3

06/02/2016 12:27 PM

CAPITAL TITLE COMPANY OF NEVADA, LLC

KAREN ELLISON, RECORDER

APN: 1318-23-210-009

ESCROW NO: 10015128-006-

WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

TODD MASARU TANO
2312 MINDEN WAY
SACRAMENTO, CA 95835

\$ RPTT \$1,345.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kevin H. Teoh, who acquired title as a married man as his sole and separate property and Joanne Teoh, his spouse

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

Todd Masaru Tano, 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.

Joanne Teoh joins in the execution of this conveyance for the sole purpose of releasing any community property interest she may have or be presumed to have in the property described herein due to the community property laws of the State of Nevada.

Witness his/hers/theirs hand(s) this 28 day of May, 2016.

Notarized document: page 1 of 3

Date of notarization: May 28, 2016

[Signature]
Kevin H. Teoh

[Signature]
Joanne Teoh

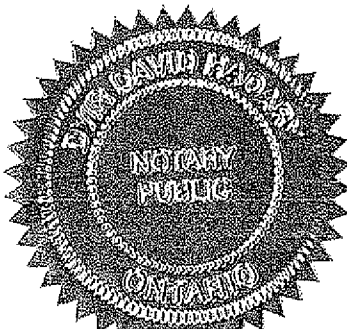
STATE OF Canada }
COUNTY OF Ontario } SS:

This instrument was acknowledged before me on May 28, 2016
by Kevin Hong To Teoh and Jo-Anne Marie Teoh

[Signature]
Notary Public
My Commission does not expire.
(NOTARY - USE ABOVE OR ATTACH NOTARY JURAT)

Dvir David Hadary
Barrister & Solicitor, Notary Public
Notary Public registered with the Consulate General
of the United States of America in Toronto, Canada
for authentication purposes.

Dvir David Hadary, LL.B., LL.M.
Barrister & Solicitor, Notary Public
72 Grand Trunk Ave., Maple, ON L6A 0X8
T: (647) 864-2292 E: dvirh@dhlawfirm.ca

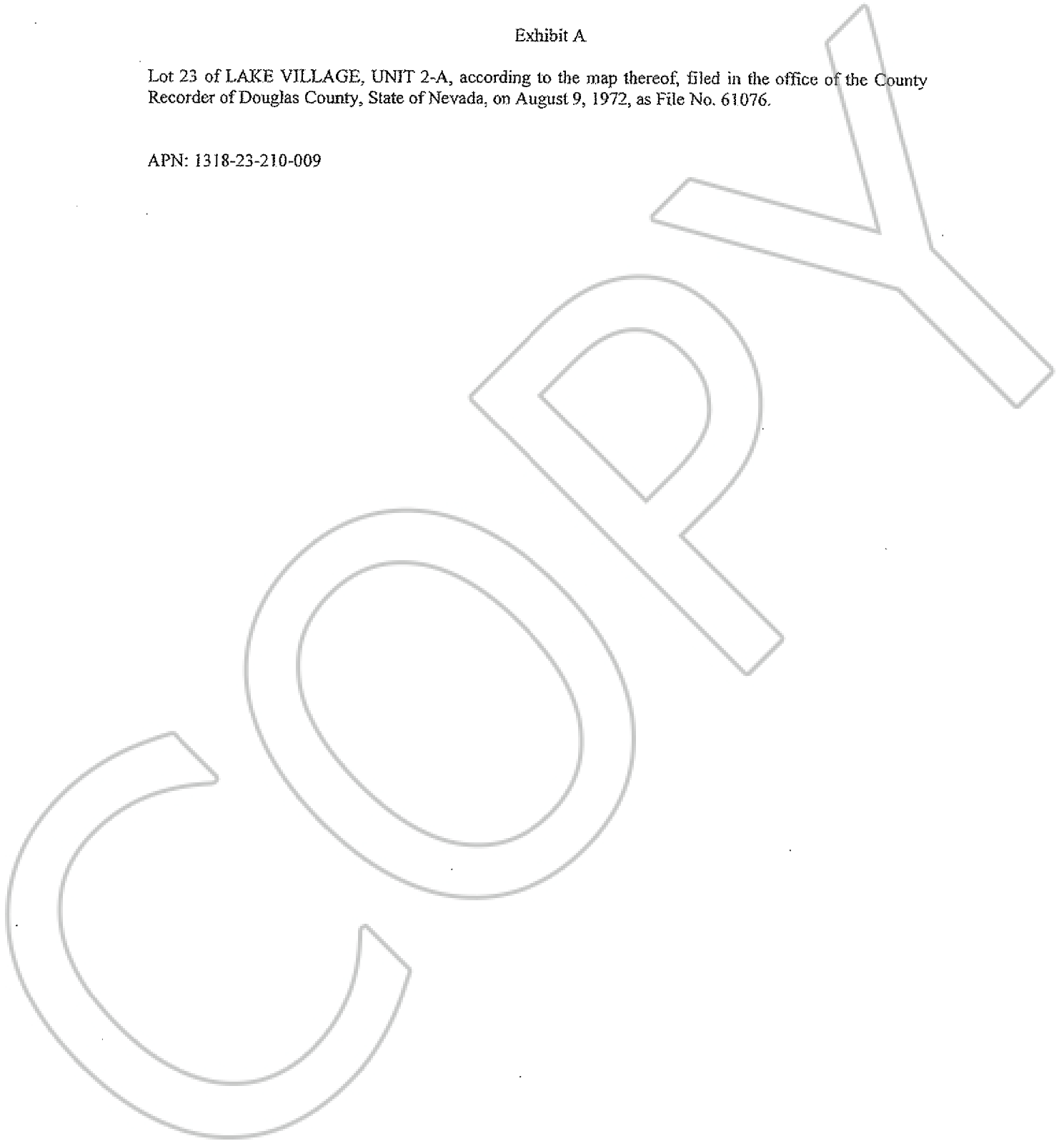


Notarized document: page 2 of 3
Date of notarization: May 28, 2016

Exhibit A

Lot 23 of LAKE VILLAGE, UNIT 2-A, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 9, 1972, as File No. 61076.

APN: 1318-23-210-009



Notarized document: page 3 of 3

Date of notarization: May 28, 2021

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-210-009
- 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:

\$345,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value \$345,000.00

Real Property Transfer Tax Due: \$1,345.50

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 Escrow Asst.
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (Required)	BUYER (GRANTEE) INFORMATION (Required)
Print Name: <u>Kevin H. Teoh + Joanne Teoh</u>	Print Name: <u>Todd Masaru Tano</u>
Address: <u>217 Woodmont Place</u>	Address: <u>2312 Minden Way</u>
City: <u>Newmarket</u>	City: <u>Sacramento</u>
State: <u>Ontario, Canada</u> Zip: <u>L3A1R5</u>	State: <u>CA</u> Zip: <u>95835</u>

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

Print Name: Capital Title Company of Nevada Escrow #: 10015128
 Address: 540 W Plumb Lane, Suite 100
Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED