

DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$18.00

\$18.00 Pgs=5

U.S. DEEDS

KAREN ELLISON, RECORDER

2016-884304

07/14/2016 09:07 AM

E07

ASSESSOR'S PARCEL NO. 1418-34-402-004

WHEN RECORDED MAIL TO:

MELISSA S. HUNG, ESQ.
FARELLA BRAUN + MARTEL LLP
235 MONTGOMERY STREET
17TH FLOOR
SAN FRANCISCO, CA 94104

MAIL TAX NOTICES TO:

RONALD P. MAR, TRUSTEE
JANNIE TANG MAR, TRUSTEE
EUGENE Y. MAR, TRUSTEE
700 JACARANDA CIRCLE
HILLSBOROUGH, CA 94010

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JANNIE TANG MAR and RONALD P. MAR, wife and husband (herein, "Grantor"), whose address is 700 Jacaranda Circle, Hillsborough, CA 94010, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to RONALD P. MAR, JANNIE TANG MAR, AND EUGENE Y. MAR, Trustees, or any successors in trust, under THE MAR FAMILY TRUST dated February 8, 2008 and any amendments thereto (herein, "Grantee"), whose address is 700 Jacaranda Circle, Hillsborough, CA 94010, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1123 Highway 50, Glenbrook, NV 89413

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 21st day of May, 2016.

GRANTOR:

JANNIE Tang Mar, by
RONALD P. Mar, her
attorney in fact

JANNIE TANG MAR

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.

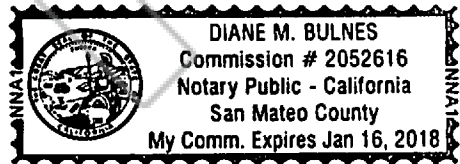
STATE OF California)
COUNTY OF San Mateo)

On May 27, 2016, before me, Diane M. Bulnes, the Notary Public, personally appeared Ronald P. Mar*, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he/~~she~~they executed the same in his/~~her~~their authorized capacity, and that by his/~~her~~their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument. *as Attorney in Fact for Jannie Tang Mar

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.

Diane M. Bulnes (Seal)
Signature of Notary Public



GRANTOR:

Ronald P. Mar

RONALD P. MAR

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Witness my hand and official seal.

Diane M. Bulnes
Signature of Notary Public

(Seal)



Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

The Mar Family Trust dated February 8,
2008

Ronald P. Mar

RONALD P. MAR, Trustee

*JANNIE TANG MAR by
RONALD P. MAR, her
Attorney in fact*

JANNIE TANG MAR, Trustee

Eugene Y. Mar

EUGENE Y. MAR, Trustee
Grantee

EXHIBIT A

An undivided one-half (1/2) interest in and to that portion of the North one-half of the South one-half of Lot 4, Section 34, Township 14 North, Range 18 East, M.D.B.&M., lying easterly of the right of way of U.S. Highway 50.

Per NRS 111.312, this legal description was previously recorded as Document No. 0836882, on January 17, 2014, in the office of the Recorder of Douglas County, Nevada, and as the Warranty Deed dated May 27, 2016, recorded prior to this Warranty Deed as part of a two step transfer.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-34-402-004
 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: SG - Trust cert ok

3. Total Value/Sales Price of Property \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer to trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 *Ronald P. Mar* Capacity GRANTOR

Signature _____ Capacity _____

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

Print Name: Jannie Tang Mar and Ronald P. Mar
 Address: 700 Jacaranda Circle
 City: Hillsborough
 State: CA Zip: 94010

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

Print Name: The Mar Family Trust
 Address: 700 Jacaranda Circle
 City: Hillsborough
 State: CA Zip: 94010

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

Print Name: U. S. Deeds Escrow #: N/A
 Address: 213 Brentshire Drive
 City: Brandon State: FL Zip: 33511