

APN#: 1319-19-718-023

RPTT: \$1,556.10

Recording Requested By:

Western Title Company

Escrow No.: 094754-WLD

When Recorded Mail To:

Stephanie Hsuan Kao

1432 Union Street

Sparks, NV 89434

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature \_\_\_\_\_

Wendy Dunbar

Escrow Officer

---

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Karl Heinz Koeppen, a single man

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Stephanie Hsuan Kao, an unmarried woman


and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, County of Douglas State of Nevada bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 519-A as shown on Tenth Amended Map of SUMMIT VILLAGE, Lot 519 LDA 06-058 for Craig Zager recorded December 23, 2008 in Book 1208 of Official Records at Page 4391 as Document Number 734864 in the Office of the County Recorder of Douglas County, Nevada.

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

Dated: 03/01/2018

  
Karl Heinz Koepfen

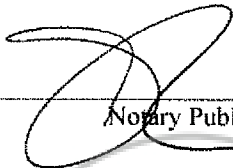
STATE OF Nevada


COUNTY OF Douglas

This instrument was acknowledged before me on

3.5.18

By Karl Heinz Koepfen.

  
Notary Public

 WENDY DUNBAR  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 02-79085-5 - Expires December 16, 2018

} ss

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1319-19-718-023

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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$399,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$399,000.00  
 Real Property Transfer Tax Due: \$1,556.10

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 \_\_\_\_\_ Capacity Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Karl Heinz Koeppen  
 Address: P.O. BOX 11807  
 City: Zephyr Cove  
 State: NV Zip: 89448

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

Print Name: Stephanie Hsuan Kao  
 Address: 1432 Union Street  
 City: Sparks  
 State: NV Zip: 89434

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 094754-WLD