

A.P.N.: 1319-19-212-036

RECORDING REQUESTED BY:

Reliant Title
6490 S. McCarran Blvd., Ste. B-10
Reno, NV 89509
Escrow No.: 202-1800781

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:**

Kimberly Fleischmann and Jason Fleischmann
P.O. Box 18615
Reno, NV 89511

R.P.T.T.: \$1,961.70

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Lu Chun Chen, a married woman, as her sole and separate property

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Kimberly Fleischmann and Jason Fleischmann, wife and husband, as joint tenants with right of survivorship

all that certain real property situated in Douglas County, State of Nevada, bounded and described as follows:

Lot 503, of THE SECOND AMENDED MAP OF SUMMIT VILLAGE, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 13, 1969, as Document No. 43419, and on Second Amended Map recorded on December 24, 1969, as Document No. 46671, Official Records.

APN: 1319-19-212-036


SUBJECT TO: 1. Taxes for the fiscal year 2017-18.
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

Signature continued on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. 202-1800781.
Page 2.

Dated this 23 day of May, 2018.



Lu Chun Chen

STATE OF CALIFORNIA
COUNTY OF _____

See attached CA acknowledgment.

This instrument was acknowledged before me on May _____, 2018,
by Lu Chun Chen.**

Notary Public

My Commission Expires: _____

(SEAL)

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 RIVERSIDE }

On MAY 23, 2018 before me, TREVOR LEE BROWN, Notary Public
(Here insert name and title of the officer)

personally appeared LEE CHUN CHEN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~(s)~~ 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.

[Signature]

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

GRANT, BARCLAY, SAGE

(Title or description of attached document)

DEED

(Title or description of attached document continued)

Number of Pages 2 Document Date not dated

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they-, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CBO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-19-212-036
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$503,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$503,000.00
 d. Real Property Transfer Tax Due: \$1,961.70

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *Kimberly Fleischmann* Capacity: *Grantee*
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lu Chun Chen
 Address: P.O. Box 261
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Kimberly Fleischmann and Jason Fleischmann
 Address: P.O. Box 18615
 City: Reno
 State: NV Zip: 89511

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

Print Name: Reliant Title Esc. #: 202-1800781
 Address: 6490 S. McCarran Blvd., Ste. B-10
 City: Reno State: NV Zip: 89509