

DOUGLAS COUNTY, NV  
RPTT:\$6240.00 Rec:\$35.00  
\$6,275.00 Pgs=2  
FIRST AMERICAN TITLE CARSON  
KAREN ELLISON, RECORDER

**2018-915550**

**06/15/2018 11:33 AM**

A.P.N.: 1319-19-310-009  
File No: 12142-2544262 (JF)  
R.P.T.T.: \$6,240.00

When Recorded Mail To: Mail Tax Statements To:  
Kevin Louie  
P.O. Box 1049  
Verdi, NV 89439

***GRANT, BARGAIN and SALE DEED***

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

Tyler C. Angle, Trustee of The T.C. Angle 1999 Trust, dated August 11, 1999

do(es) hereby *GRANT, BARGAIN and SELL* to

Kevin Louie, a single man

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

**LOT 10 IN BLOCK 1 OF KINGSBURY ESTATES-UNIT NO. 1, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON SEPTEMBER 26, 1960 IN BOOK 1, AS DOCUMENT NUMBER 16645.**

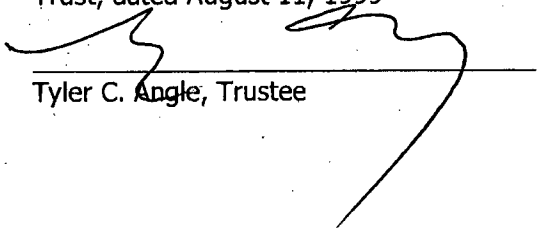
Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*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.

Date: June 12, 2018

Tyler C. Angle, Trustee of The T.C. Angle 1999 Trust, dated August 11, 1999

  
Tyler C. Angle, Trustee

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.

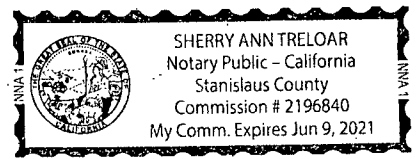
STATE OF California )SS  
COUNTY OF Stanislaus )

On June 12, 2018, before me, Sherry Ann Treloar, Notary Public, personally appeared Tyler C Angle 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.

Signature  

This area for official notarial seal

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 12, 2018** under Escrow No. **12142-2544262**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-19-310-009
- 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
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$1,600,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$1,600,000.00
- d) Real Property Transfer Tax Due \$6,240.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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  
Capacity: \_\_\_\_\_

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

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

Print Name: The T.C. Angle 1999 Trust  
Address: PO Box 1120  
City: Hudson  
State: CA Zip: 95329

Print Name: Kevin Louie  
Address: P.O. Box 1049  
City: Verni  
State: NV Zip: 89439

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

First American Title Insurance  
Print Name: Company  
Address: 4620 S. Carson Street, Suite 5  
City: Carson City

File Number: 12142-2544262 JF/ JF  
State: NV Zip: 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_

Capacity: Grantor  
Capacity: \_\_\_\_\_

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

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

Print Name: The T.C. Angle 1999 Trust  
Address: P.O. Box 1120  
City: Hughson  
State: CA Zip: 95326

Print Name: Kevin Louie  
Address: P.O. Box 1049  
City: Verdi  
State: NV Zip: 89439

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

First American Title Insurance  
Print Name: Company File Number: 12142-2544262 JF/ JF  
Address 4620 S. Carson Street, Suite 5  
City: Carson City State: NV Zip: 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)