

DOUGLAS COUNTY, NV
RPTT:\$5850.00 Rec:\$35.00
\$5,885.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2018-916551

07/09/2018 01:41 PM

APN# : 1318-23-710-012

RPTT: \$5,850.00

Recording Requested By:

Western Title Company

Escrow No.: 097870-WLD

When Recorded Mail To:

**Joseph Peebles Pride III and Dianne
Carol Pride**

**9226 Laguna Springs Way
Elk Grove, CA 95758**

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 Dugbar

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,

Francis Tsai and Anna Luk, husband and wife as community property with right of survivorship

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

Joseph Peebles Pride III and Dianne Carol Pride, husband and wife as joint tenants with right of survivorship

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 12 in LAKEWOOD KNOLLS in the County of Douglas, State of Nevada, according to the map thereof filed in the office of the County Recorder of Douglas County, Nevada, on May 29, 1958, in Book 1 of Maps, as Document No. 13163.

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

Dated: 06/25/2018



Francis Tsai



Anna Luk

STATE OF Nevada


COUNTY OF Clark

} ss

This instrument was acknowledged before me on

July 2nd 2018

By Francis Tsai and Anna Luk.



Notary Public

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1318-23-710-012

2. Type of Property:
 a) Vacant Land
 c) Condo/Twnhse
 e) Apt. Bldg
 g) Agricultural
 i) Other _____
 b) Single Fam. Res.
 d) 2-4 Plex
 f) Comm'l/Ind'l
 h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$1,500,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$1,500,000.00
 Real Property Transfer Tax Due: \$5,850.00

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 *Francis Tsai* Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Francis Tsai and Anna Luk
 Address: #12 Burning Tree Ct.
 City: Las Vegas
 State: NV Zip: 89113

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Joseph Peebles Pride III and Dianne Carol Pride
 Address: 9226 Laguna Springs Way
 City: Elk Grove
 State: CA Zip: 95758

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. #: 097870-WLD

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