

**PARCEL IDENTIFICATION NUMBER: 1220-21-510-048**

Commitment Number: DEF185404-B

AFTER RECORDING RETURN TO:  
Boston National Title Agency, LLC  
400 Rouser Road Bldg 2, Ste 602  
Coraopolis, PA 15108

**SEND TAX STATEMENTS/BILLS TO:**  
**Thomas M. Tran and Laurill K. Tran**  
39 Wellington Cutoff, Wellington, NV 89444

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**SPECIAL/LIMITED WARRANTY DEED**

**D. Gerald Bing, Jr.**, hereinafter grantor, whose tax-mailing address is **P.O. Box 487, Minden, NV 89423**, for \$80,000.00 (Eighty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Thomas M. Tran and Laurill K. Tran**, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **39 Wellington Cutoff, Wellington, NV 89444**, the following real property:

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

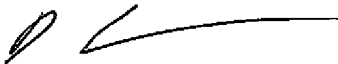
**Lot 104, of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.**

Prior instrument reference: **0837743**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.


TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

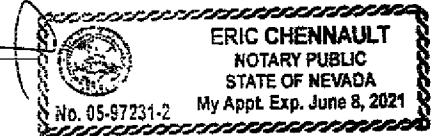
Executed by the undersigned on 7/9, 2018:

  
\_\_\_\_\_  
**D. Gerald Bing, Jr.**

STATE OF NEVADA  
COUNTY OF WASHOE

The foregoing instrument was acknowledged before me on 7/9, 2018 by **D. Gerald Bing, Jr.** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
\_\_\_\_\_  
Notary Public



This instrument prepared by:  
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,  
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-21-510-048  
 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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 80,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 80,000.00  
 d. Real Property Transfer Tax Due \$ 312.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: Grantee

Signature: [Signature]

Capacity: Grantee

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

Print Name: D. Gerald Bing, Jr.  
 Address: P.O. Box 487,  
 City: MINDEN  
 State: NV                      Zip: 89423

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

Print Name: Thomas M. Tran  
Laurill K. Tran  
 Address: 39 Wellington Cutoff  
 City: WELLINGTON  
 State: NV                      Zip: 89444

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

Print Name: BOSTON NATIONAL TITLE AGENCY  
 Address: 400 ROUSER RD BLDG 2 STE 602  
 City: CORANPOLIS

Escrow # \_\_\_\_\_  
 State: PA                      Zip: 15108