

APN# : 1318-26-515-015

RPTT: \$5,850.00

DOUGLAS COUNTY, NV
RPTT:\$5850.00 Rec:\$35.00
\$5,885.00 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2019-925328

02/01/2019 12:39 PM

Recording Requested By:

Western Title Company

Escrow No.: 101856-WLD

When Recorded Mail To:

Tam Leminh and Nina Tran,
Trustees

4709 Montefino Dr.

Cypress, CA 90630

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,

Joseph J. Wincheski, Jr. and Alison L. Wincheski, husband and wife as joint tenants

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


Tam Leminh and Nina Tran, as trustees of the Leminh-Tran Family Trust, dated May 16, 2017

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:

See attached Exhibit A

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

Dated: 01/21/2019



Joseph J. Wincheski, Jr.



Alison L. Wincheski

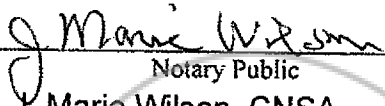
STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

By Joseph J. Wincheski, Jr. and Alison L. Wincheski.



Notary Public
J. Marie Wilson, CNSA

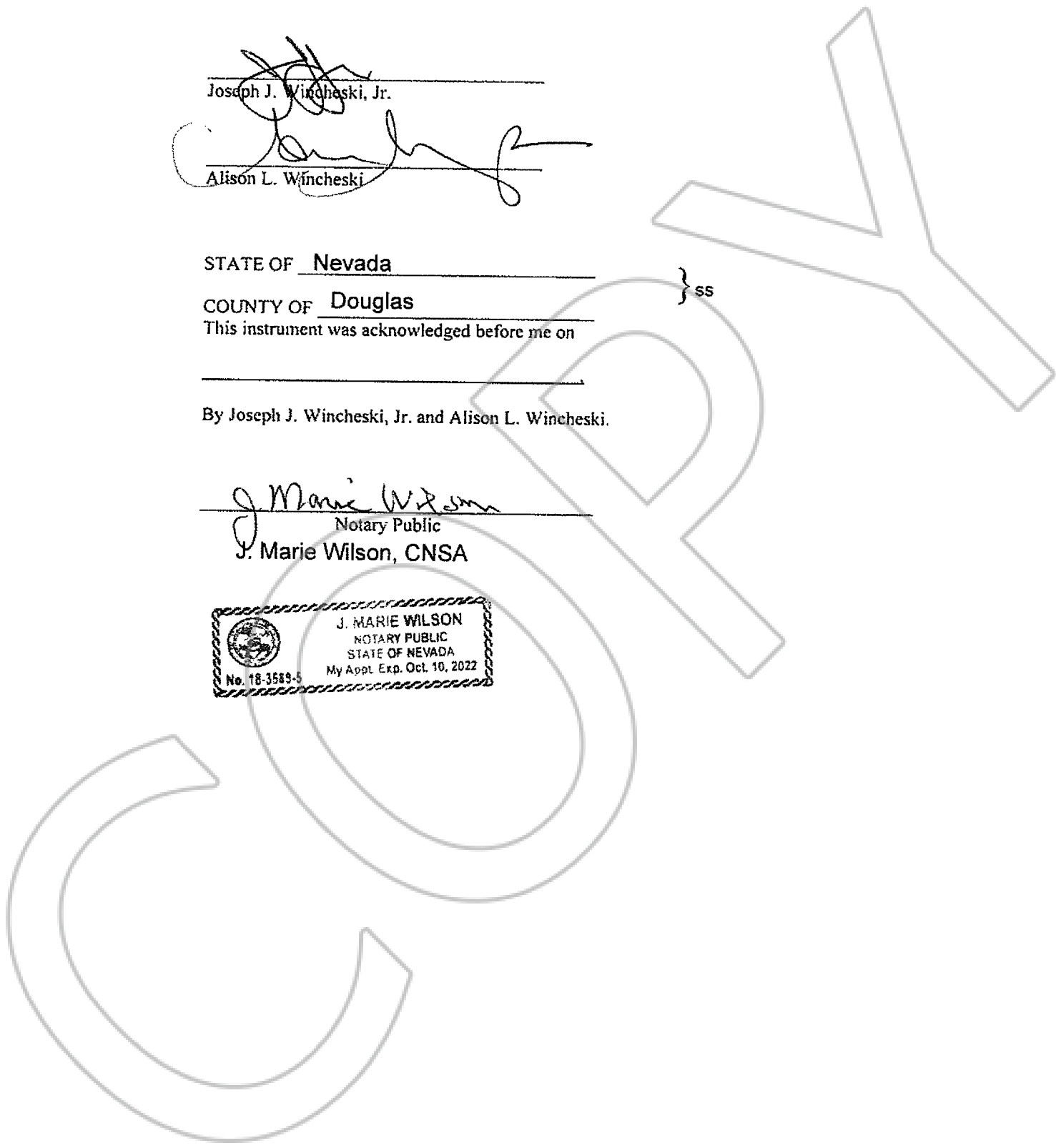
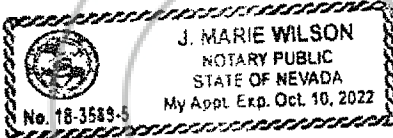


EXHIBIT "A"

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

All of Lot 20 and a portion of Lot 21, Block C, as shown on the Map of Granite Springs Subdivision Unit No.2, filed for Record on July 8, 1980, Document No. 46019, more particularly described as follows:

Beginning at the Southwest corner of said Lot 20; thence North $1^{\circ}41'16''$ East 142.67 feet; thence South $66^{\circ}29'10''$ East 135.29 feet to a point on the right-of-way of Desni Court; thence along the right-of-way along a curve concave to the Southeast with a radius of 50 feet, a central angle of $76^{\circ}47'57''$ and an arc length of 67.02, the chord of said curve bears South $08^{\circ}34'41''$ West 62.11 feet; thence South $60^{\circ}10'42''$ West 88.15 feet; thence North $73^{\circ}48'26''$ West 70.00 feet to the point of beginning

Said land is further shown on Record of Survey Map for James and Shannon Jensen Recorded in Book 992, Page 2460, Document No. 288318, Official Records

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 19, 2014 as Document No. 854652 of Official Records.

Assessor's Parcel Number(s):
1318-26-515-015

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1318-26-515-015

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: \$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 _____ Capacity GRANTOR
 Signature _____ Capacity GRANTOR

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Joseph J. Wincheski, Jr. and Alison L. Wincheski
 Address: 1867 E. Purple Martin Lane
 City: Green Valley
 State: AZ Zip: 85614

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Tam T. Leminh and Nina T. Tran
 Address: 4709 Montefino Dr.
 City: Cypress
 State: CA Zip: 90630

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. #: 101856-WLD

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