

APN: 1318-23-810-044
Escrow No. 00242019 - 016 - 17
RPTT 2,145.00
When Recorded Return to:
George Nonomura
131 5th Avenue
San Francisco, CA 94118
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Johnny N. Chen, a single man as to an undivided 50% interest and Tommy Nienchi Chen, a
single man as to an undivided 50% interest, together as tenants in common

do(es) hereby Grant, Bargain, Sell and Convey to
George Nonomura, and Malika Zamoum, Husband and Wife as Joint Tenants with Right of
Survivorship

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

**Lot 32, in Block B, as shown on the Official Map of KINGSBURY MEADOWS
SUBDIVISION, filed for record in the office of the County Recorder of Douglas County,
Nevada, on July 5, 1955, as file No. 10542.**

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

Witness my/our hand(s) this 14th day of February, 2019

Johnny N. Chen by
Ms. Ellison, his attorney in fact _____
Johnny N. Chen Tommy Nienchi Chen

STATE OF _____
COUNTY OF _____

see attached

This instrument was acknowledged before me on _____, 2019,
by: _____

SEE ATTACHED

NOTARY PUBLIC

SPACE BELOW FOR RECORDER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the documents to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

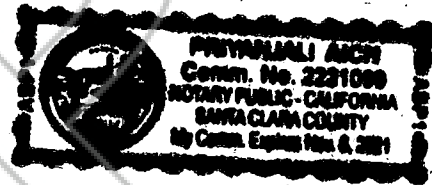
AS ATTORNEY IN FACT
FOR JOHNNY N. CHEN

On 2/14/19, 2019, before me, PRIYANJALI AICH (Notary Name), personally appeared Ling L Hullon + Tommy N Chen who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of the California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Priyankali Aich
NOTARY PUBLIC



PRIYANJALI AICH
COMMISSION NO. 2221099
NOTARY PUBLIC-CALIFORNIA
SANTA CLARA COUNTY
COMMISSION EXPIRES 11/6/2021

1. APN: 1318-23-810-044

2. Type of Property:

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

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$550,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$550,000.00
 Real Property Transfer Tax Due: \$ 2,145.00

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 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: <u>Johnny N. Chen by his attorney in fact</u>	Capacity: grantor
Signature: _____	Capacity: grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Johnny N. Chen & Tommy Chen</u>	Print Name: <u>George Nonomura, and Malika Zamoum</u>
Address: <u>1025 Windsor Street</u>	Address: <u>131 5th Avenue</u>
City/State/Zip: <u>San Jose, CA 95129</u>	City/State/Zip: <u>San Francisco, CA 94118</u>

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00242019-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)