

DOUGLAS COUNTY, NV **2019-932770**
RPTT:\$1170.00 Rec:\$35.00
\$1,205.00 Pgs=3 **07/30/2019 01:08 PM**
TICOR TITLE - RENO (MAIN)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
James Seiler
3321 Babson Drive
Elk Grove, CA 95758

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 1903536-RLS

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

APN No.: 1319-30-514-016
R.P.T.T. \$1,170.00

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Nang E. Kim, Trustee of The Nang Kim 2013 Revocable Trust dated September 4, 2013

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

James Matthew Seiler, a single man

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Signature and notary acknowledgement on page two.

The Nang Kim 2013 Revocable Trust
dated September 4, 2013

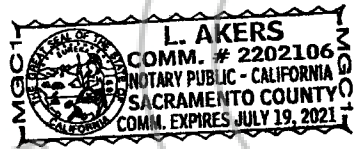

Nang E. Kim, Trustee

STATE OF NEVADA ^{CA}
COUNTY OF DOUGLAS ^{sacramento} } ss:

This instrument was acknowledged before me on, \$ 7-22-19
by Nang E. Kim


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed
under escrow No. 01903536.



Order No.: 01903536-RLS

EXHIBIT A

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

PARCEL 1:

Unit 16 of Lot 4 Condominium Map, as set forth on Sheet 8 of the 3rd Amended Map of TAHOE VILLAGE NO. 2, filed for record on August 14, 1979, as Document No. 35555, Official Records of Douglas County, State of Nevada.

PARCEL 2:

An undivided 1/24th interest in and to those areas designated as "Common Area" as set forth on the map of lot 4 of Condominium Map, as set forth on Sheet 8 of the 3rd Amended Map of TAHOE VILLAGE NO. 2, filed for record on August 14, 1979, as Document No. 35555, Official Records of Douglas County, State of Nevada.

APN: 1319-30-514-016

DRAFT

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-30-514-016
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

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

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$300,000.00
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$300,000.00
\$1,170.00

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 Grantor
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Nang E. Kim, Trustee
 Address: 6360 Palm Dr.
Carmichael, CA 95608
 City, State, Zip

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: James Seiler
 Address: 3321 BABSON DRIVE
ELK GROVE, CA 95758
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1903536-RLS
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511