

DOUGLAS COUNTY, NV **2019-934088**  
RPTT:\$1739.40 Rec:\$35.00  
\$1,774.40 Pgs=2 **08/21/2019 02:47 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1319-30-525-001

Escrow No. 00245161 - 016 - 17  
RPTT 1,739.40  
When Recorded Return to:  
**Philip J. Beltran & Cathryn R. Beltran**  
**2915 Gardendale Drive**  
**San Jose, CA 95125**

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,

**Fu-Chieh Hsu and Cheng-Yih Lee Hsu, also known as Adela Cheng-Yih Lee and Cheng-Yih Lee, Trustees of the Fu-Chieh Hsu and Adela Cheng-Yih 1996 Revocable Trust Agreement, dated October 10, 1996, who acquired title as Fu-Chieh Hsu and Adela Cheng-Yih Lee, Trustees of the Fu-Chieh Hsu and Adela Cheng-Yih 1996 Revocable Trust Agreement, dated October 10, 1996**

do(es) hereby Grant, Bargain, Sell and Convey to

**Philip J. Beltran and Cathryn R. Beltran,** HUSBAND AND WIFE AS JOINT TENANTS

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

**Unit 1 as set forth on the Condominiums Map of Lot 38, Amended Map of TAHOE VILLAGE UNIT NO. 1, recorded August 27, 1979, as Document No. 36002, of Official Records of Douglas County, State of Nevada.**

**Together with an undivided 1/4th interest in and to that portion designated as common area as set forth on the Condominium Map of Lot 38, Amended Map of Tahoe Village Unit No. 1, Recorded August 27, 1979, as Document No. 36002, of Official Records of Douglas County, State of Nevada.**

SPACE BELOW FOR RECORDER

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

Witness my/our hand(s) this 18 day of July, 2019

Fu-Chieh Hsu and Adela Cheng-Yih  
1996 Revocable Trust Agreement,  
dated October 10, 1996

[Signature]  
Fu-Chieh Hsu, Trustee

[Signature]  
Cheng-Yih Lee Hsu, Trustee

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.

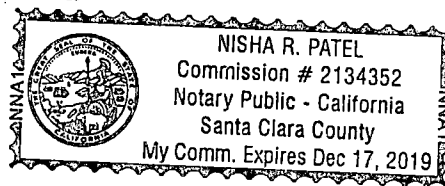
STATE OF CALIFORNIA  
COUNTY OF Santa Clara

On 18<sup>th</sup> July, 2019, before me, NISHA R. PATEL (Notary Name), personally appeared Fu-Chieh Hsu and Cheng-Yih Lee Hsu, 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.

Nisha R Patel  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

1. APN: 1319-30-525-001

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 No.:
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

**STATE OF NEVADA  
DECLARATION OF VALUE**

3. **Total Value/Sales Price of Property:** \$446,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$446,000.00  
 Real Property Transfer Tax Due: \$ 1,739.40

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 _____	Capacity _____
Signature _____	Capacity _____
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: <b>Fu-Chieh Hsu and Adela Cheng-Yih*</b>	Print Name: <b>Philip J. Beltran and Cathryn R. Beltran</b>
Address: <b>220 Richfield Drive, Apt 4</b>	Address: <b>2915 Gardendale Drive</b>
City/State/Zip: <b>San Jose, CA 95129</b>	City/State/Zip: <b>San Jose, CA 95125</b>

**COMPANY REQUESTING RECORDING**

Co. Name: <b>First Centennial Title Company of NV</b>	Escrow # <b>00245161-016</b>
Address: <b>896 West Nye Lane, Suite 104 Carson City, NV 89703</b>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

\*Lee, Trustees of the Fu-Chieh Hsu and Adela Cheng-Yih 1996 Revocable Trust Agreement, dated October 10, 1996