

APN: 1418-34-210-024

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY, LLC
212 ELKS POINT RD, STE 445
P.O. BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
TAX STATEMENTS TO:**

NANCY KIM NGUYEN
403 W COWAN DR
HOUSTON, TX 77007

ESCROW NO: 11000804-JML

RPTT \$ 2,948.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Craig D. Van Hulzen and Lara M. Van Hulzen, husband and wife as Joint Tenants with Right of Survivorship

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

Nancy Kim Nguyen, an unmarried woman

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

See Exhibit A attached hereto and made a part hereof.

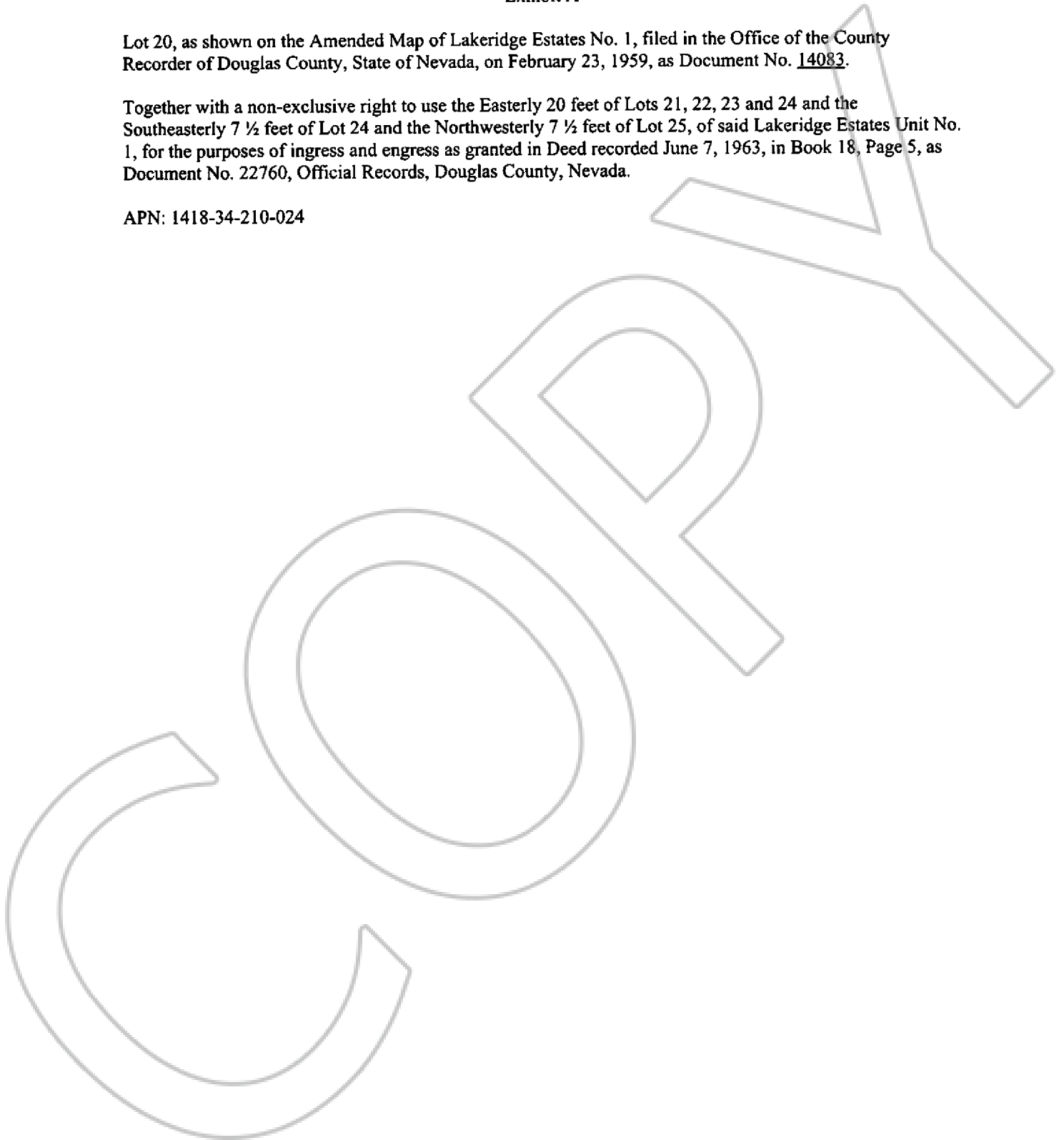
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Exhibit A

Lot 20, as shown on the Amended Map of Lakeridge Estates No. 1, filed in the Office of the County Recorder of Douglas County, State of Nevada, on February 23, 1959, as Document No. 14083.

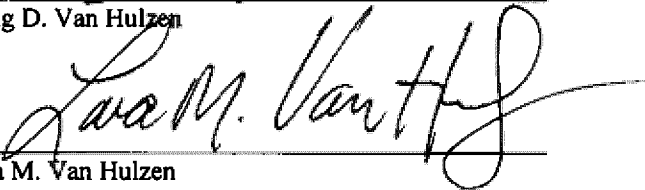
Together with a non-exclusive right to use the Easterly 20 feet of Lots 21, 22, 23 and 24 and the Southeasterly 7 ½ feet of Lot 24 and the Northwesterly 7 ½ feet of Lot 25, of said Lakeridge Estates Unit No. 1, for the purposes of ingress and egress as granted in Deed recorded June 7, 1963, in Book 18, Page 5, as Document No. 22760, Official Records, Douglas County, Nevada.

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Craig D. Van Hulzen



Lara M. Van Hulzen

STATE OF CALIFORNIA
COUNTY OF EL DORADO

} ss:

This instrument was acknowledged before me on October 25, 2019.

by Craig D. Van Hulzen and Lara M. Van Hulzen



Notary Public (seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1418-34-210-024
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. **Total Value/Sales Price of Property:** \$2,300,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value \$2,300,000.00

Real Property Transfer Tax Due: \$8,970.00

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 Craig D. Van Hulzen Capacity Grantor

Signature _____ Capacity Agent

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Craig D. Van Hulzen

Address: 1519 Southridge Court
El Dorado Hills, CA
95762

Print Name: Nancy Kim Nguyen

Address: 403 W Cowan Dr
Houston, TX 77011

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

Print Name: Signature Title Company LLC Escrow #: 11000804-JML

Address: 212 Elks Point Road, Suite 445, PO Box 10297
Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED