



KAREN ELLISON, RECORDER

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

PARCEL NUMBER: 42-010-40
WHEN RECORDED RETURN TO:
Clara Kuo *Ly-Gagnon*
719 Garner Court
Santa Clara, California, 95050

GRANT DEED

THE GRANTOR(S),

- Eric Kuo, a single person,
- Tiffany Kuo, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants to the GRANTEE(S):

- Clara Kuo Ly-Gagnon and Dany-Sebastien Ly-Gagnon, 719 Garner Court, Santa Clara, Santa Clara County, California, 95050,

the following described real estate, situated in Stateline, in the County of Douglas, State of Nevada:

(legal description): Exhibit 'A' (42) An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 295 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended and in the Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October

17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations. Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows: BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office; thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of lot 36 as shown on said 13th Amended Map; thence S. 14°00'00" W., along said Northerly line, 14.19 feet; thence N. 52°20'29" W., 30.59 feet; thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING. A portion of APN: 42-010-40

Description is as it appears in Document No. 395471, Official Records, Douglas County, Nevada.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

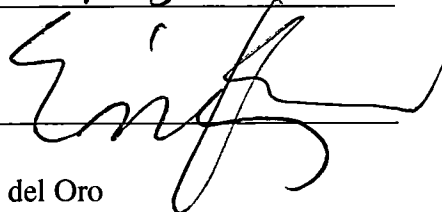
Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 42-010-40

Mail Tax Statements To:
Eric Kuo
2198 Paseo Del Oro
San Jose, California 95124

Grantor Signatures:

DATED: 7/15/17



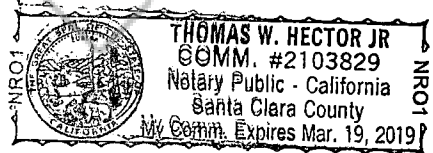
Eric Kuo
2198 Paseo del Oro
San Jose, California, 95124

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 7/15/17 before me, Thomas W. Hector Jr. ^{NOTARY} ~~Public~~, personally appeared Eric Kuo, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



 (Notary Seal)
Signature of Notary Public

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

Grantor Signatures:

DATED: 10/2/2019

[Handwritten Signature]

Tiffany Kuo
1993 Harrison Street
Santa Clara, California, 95050

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

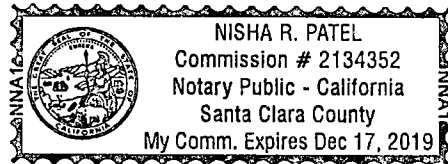
STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On 10-02-2019 before me, NISHA R. PATEL, Notary Public., personally appeared Tiffany Kuo, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~ they executed the same in his/~~her~~ their authorized capacity(~~ies~~), and that by his/~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Nisha R Patel (Notary Seal)
Signature of Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 42-010-40
- b) 42-285-11
- 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 Timeshare

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: 1/8/2016

Notes: ph, to change transfer tax value by Paul on phone

3. Total Value/Sales Price of Property

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

Transfer Tax Value: \$ 2.00 101

Real Property Transfer Tax Due \$ 0 1.95

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 [Signature] Capacity Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: ERIC KUO / TIFANY KUO
Address: 2198 PASO DEL ORO
City: SAN JOSE
State: CA Zip: 95124

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: DANY-SEBASTIEN LY-GAGNON / CLARA KUO
Address: 719 GARNER CT
City: SANTA CLARA
State: CA Zip: 95050
LY-GAGNON

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____