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KAREN ELLISON, RECORDER

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

PARCEL NUMBER: 42-285-11
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" (37) An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An individed 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and tenants 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 153 as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and REstated Declaration of Time Share Convenatns, conditions and Re*strictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended ad in the Declaration of Annexation of The Ridge Tahoe Phase Five

recorded August 18, 1988, as Document No. 184461 as amended and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document 251619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week each year in the PRIME "Season" as defined in and in accordance with said Declarations. A portion of APN: 42-285-11

Description is as it appears in Document No. 0410920, 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: 42-285-11

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

Grantor Signatures:

DATED: 7/15/17



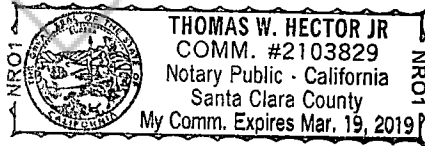
Eric Kuo
2198 Paseo del Oro
San Jose, California, 95124

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



Tiffany Kuo
1983 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.

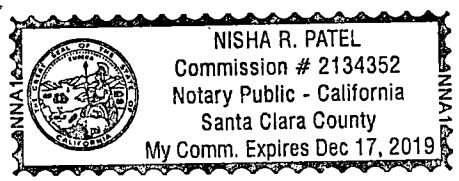
STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

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**

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'/Ind'l
 g. Agricultural h. Mobile Home
 Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: 1/8/20 N28
 Notes: ok to change transfer tax value by Dami on phone

- 3.a. Total Value/Sales Price of Property \$ 101,101-202,101
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 202,101
 d. Real Property Transfer Tax Due \$ 3,701.95

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 / TIFFANY KUO
 Address: 2198 PASEO 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 LY-GAGNON
 City: SANTA CLARA
 State: CA Zip: 95050

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____