

DOUGLAS COUNTY, NV **2020-940826**  
RPTT:\$1657.50 Rec:\$40.00  
\$1,697.50 Pgs=3 01/13/2020 04:08 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1418-15-511-006

**RECORDING REQUESTED BY:**  
SIGNATURE TITLE COMPANY LLC  
212 ELKS POINT ROAD, SUITE 445, PO  
BOX 10297  
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND  
Tax Statements to:**  
**Geoffrey and Diana Smith**  
**6500 Via de la Reina**  
**Bonsall, CA 92003**

ESCROW NO: 11000816-JML

RPTT \$1,657.50

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Christy Sue, or her successor as Trustee of the Pien Chang Family Trust, u/t/d July 21, 2009**

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

**Geoffrey Smith and Diana Smith, husband and wife as joint tenants with right of survivorship**

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.

The Pien Chang Family Trust, w/d July 31, 2019

*Christy Sue, Trustee*  
Christy Sue Trustee

*California Sutter*  
STATE OF NEVADA  
COUNTY OF

} ss:

This instrument was acknowledged before me on

*January 9 2020*

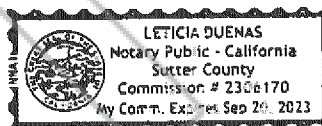
by

*Christy Sue*

Notary Public

*Leticia Duenas*

(seal)



**EXHIBIT A**  
**Legal Description**

Lot 3 , as shown on the Map of UPPAWAY, filed in the office of the County Recorder of Douglas County, Nevada on May 21, 1976, as Document No. 00394.

**EXCEPTING THEREFROM** beginning at the most Southerly Corner of said Lot 3:  
thence North 56°32'00" West 5.00 feet;  
thence North 33°28'00" East 28.00 feet;  
thence South 56°32'00" East 5.00 feet;  
thence South 33°28'00" West 28.00 feet to the point of Beginning.

Also beginning at the most Northerly Corner of said Lot 3:  
Thence South 56°32'00" East 25.00 feet;  
Thence South 33°28'00" West 6.00 feet;  
Thence North 56°32'00" East 25.00 feet;  
Thence North 33°28'00" East 6.00 feet to the Point of Beginning

Portion of APN: 01-100-03

**PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED OCTOBER 1, 1996 AS INSTRUMENT NO. 397776.**

**TOGETHER WITH** Commencing at the most Southerly Corner of Lot 3 of said Uppaway Subdivision;  
Thence North 33°28'00" East 28.00 feet to the Point of Beginning;  
Thence North 33°28'00" East 22.00 feet;  
Thence North 56°32'00" West 25.00 feet;  
Thence North 33°28'00" East 10.00 feet;  
Thence South 56°32'00" East 26.00 feet;  
Thence South 33°28'00" West 32.00 feet;  
Thence North 56°32'00" West 1.00 foot to the Point of Beginning.

Portion of APN: 01-100-72

**PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED OCTOBER 1, 1996 AS INSTRUMENT NO. 397777.**

APN: 1418-15-511-006

# STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
  - a. 1418-15-511-006
  - 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. a. Total Value/Sales Price of Property: **\$ 425,000.00**
- b. Deed in Lieu of Foreclosure Only (value of property) **\$**
- c. Transfer Tax Value **\$ 425,000.00**
- d. Real Property Transfer Tax Due: **\$ 1,657.50**

- 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		Capacity	Grantor
Signature		Capacity	Grantee

### SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Christy Sue, or her successor as Trustee of the Pien Chang Family Trust, w/vd July 21, 2009

Address: PO Box 3387

City: Yuba City

State: CA Zip: 95992

### BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Geoffrey Smith and Diana Smith

Address: 6500 Via de la Reina

City: Bonsall

State: CA Zip: 92003

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

Print Name: Signature Title Company LLC Escrow No.: 11000816-110-JML

Address: 212 Eiks Point Road, Suite 445, PO Box 10297

City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED