

DOUGLAS COUNTY, NV

2020-944549

RPTT:\$2301.00 Rec:\$40.00

\$2,341.00 Pgs=2

04/10/2020 01:45 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1318-10-312-031
R.P.T.T.: \$2,301.00
Escrow No.: 20001163-DR
When Recorded Return To:
The Abaunza Family Trust
3083 Racetrack View Drive
Del Mar, CA 92014

Mail Tax Statements to:
The Abaunza Family Trust
3083 Racetrack View Drive
Del Mar, CA 92014

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Jilliann McDonnell and Jonathan N. McDonnell, wife and husband, as joint tenants

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

Jerry Shih, an unmarried man as to an undivided 50% interest and Bayardo R. Abaunza and Cynthia J. Abaunza, Trustees of The Abaunza Family Trust dated September 27, 2005

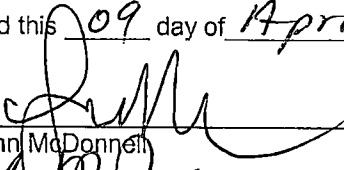
all that real property situated in the County of Douglas , State of Nevada, described as follows:

Lot 49, of Amended Plat of Zephyr Knolls #2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on July 5, 1957, as Document No. 12415.

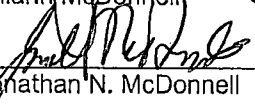
Assessors Parcel No.: 1318-10-312-031

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

Dated this 09 day of April, 2020.



Jilliann McDonnell




Jonathan N. McDonnell

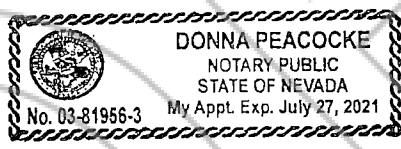
STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 09 day of April, 2020 by
Jilliann McDonnell and Jonathan N. McDonnell.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-10-312-031
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$590,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$590,000.00
 d. Real Property Transfer Tax Due: \$2,301.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Jilliann McDonnell and Jonathan N. McDonnell
 Address: P.O. Box 10043
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: The Abaunza Family Trust and Jerry Shih
 Address: 3083 Racetrack View Drive
 City: Del Mar
 State: California Zip: 92014

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: First Centennial Title Company of Nevada Esc. #: 20001163-DR
 Address: 896 W Nye Ln., Suite 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

** Bayardo R. Abaunza and Cynthia J. Abaunza, Trustees*