

RECORDING REQUESTED BY:

DOUGLAS COUNTY, NV

2020-945529

RPTT:\$1.95 Rec:\$40.00

Total:\$41.95

05/04/2020 10:52 AM

CALVIN LEONG

Pgs=8

Escrow No.:

APN: 1319-30-722-001 PTN



00110544202009455290080080

When Recorded Mail Document and Tax Statements to:

KAREN ELLISON, RECORDER

Calvin W. Leong & Linda M. Leong  
7184 Bridge Court  
San Jose, CA 95120

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

### Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is

( ) computed on full value of property conveyed, or

( ) computed on full value less of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: ( ) City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Collin Woo and Alma Lukasko, who acquired title as Alma Woo, who acquired title as husband and wife, and Jacquelyn F. Martin, who acquired title as Jacquelyn F. Woo a single woman, and Aaron C. Woo, who acquired title as a single man

hereby GRANT(S) to

Calvin W. Leong and Linda M. Leong, husband and wife as community property with right of survivorship

that property in County of Douglas, State of Nevada, described as follows:

\*\*\* See "Exhibit A" attached hereto and made a part hereof. \*\*\*

Date: March 07, 2019

*Collin Woo*

Collin Woo

*Alma Lukasko*

Alma Lukasko

*Jacquelyn F. Martin*

Jacquelyn F. Martin

*Aaron C. Woo*

Aaron C. Woo

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 PLACER

On MARCH 21, 2009 before me, MELVIN MARIO a Notary Public, personally appeared JACQUELYN F. MARTIN who 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.

Signature: Melvin Mario

Name: MELVIN MARIO  
(Typed or Printed)



(Seal)

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 SONOMA

On 03/22/2019 before me, NICHOLAS CLAY a Notary Public, personally appeared ALMA KUM LUKASLO, who 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.

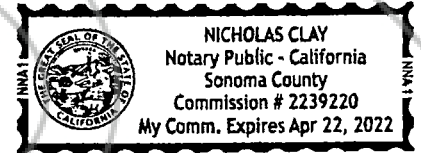
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

Name: Nicholas Clay  
(Typed or Printed)

(Seal)



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 Nevada  
County of Lyon

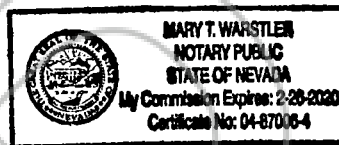
On 03/19/2019 before me, Mary T. Warstler a Notary Public, personally appeared Collin Woo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in (his/her/their) authorized 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 <sup>Nevada</sup> California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Mary T. Warstler

Name: Mary T. Warstler  
(Typed or Printed)



(Seal)

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.

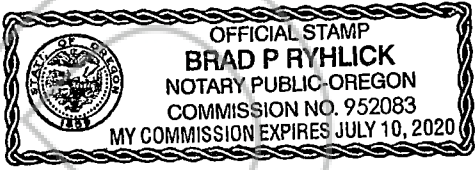
State of Oregon  
County of Heald River

On 09/11/2019 before me, Brad Ryhlick a Notary Public, personally appeared Aaron C. Webb, who 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.

Signature: [Handwritten Signature]  
Name: Brad Ryhlick  
(Typed or Printed)



(Seal)

# EXHIBIT A

## DESCRIPTION SHEET

### A. Tiroshara Estate comprised of:

#### Parcel One:

An undivided 1/51st interest in and to that certain condominium described as follows:

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 32 of Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom tracts 101 to 120 awarded to and as corrected by said Certificate of Amendment.
- (b) Unit No. 101 as shown and defined on said last mentioned map and as corrected by said Certificate of Amendment.

#### Parcel Two:

A non-exclusive right to use the real property known as Parcel "A" of the Official Map of Tahoe Village Unit No. 3, recorded January 12, 1973, as Document No. 61803, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 12, 1973, as Document No. 61681, in Book 193 Page 229 of Official Records and in the modifications thereof recorded September 28, 1973 as Document No. 69563 in Book 275 Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 276 Page 87 of Official Records.

#### Parcel Three:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 37, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

#### Parcel Four:

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Krich-Tahoe Developments in deed re-recorded December 8, 1981 as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 61112 recorded June 13, 1976) in Section 30, Township 13 North, Range 17 East, N.D.M., - 2nd -
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the corners of which is shown and described on the 5th amended map of Tahoe Village Unit No. 3, recorded October 29, 1981, as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, Official Records, Douglas County, State of Nevada.

#### Parcel Five:

The exclusive right to use said Unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three and Four above during the use week within the winter use season, as said quoted terms are defined in the Declaration of Restrictions, recorded January 11, 1982 as Document No. 63823 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.



**Douglas County Recorder's Office**

**Karen Ellison, Recorder**

<http://recorder.co.douglas.nv.us>

[kellison@co.douglas.nv.us](mailto:kellison@co.douglas.nv.us)

(775) 782-9027

**LEGIBILITY NOTICE**

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.

  
\_\_\_\_\_  
Signature

4/30/20  
\_\_\_\_\_  
Date

Calvin Leary  
\_\_\_\_\_  
Printed Name

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

Main phone (775) 782-9025 - FAX (775) 783-6413

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) see attached 1319-30-722-001 PTN  
 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  
 i)  Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$101.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$1.00  
 Real Property Transfer Tax Due: \$0.95

\$101.00 \$1.00 \$0.95

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 owner

Signature \_\_\_\_\_ Capacity owner

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Alma Lukasko  
 Address: 200 Bottasso Ct  
 City: Santa Rosa  
 State: CA                      Zip: 95404-8209

Print Name: CALVIN W. LEONG  
 Address: 7184 Bridge Ct  
 City: San Jose  
 State: CA                      Zip: 95120

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)