

APN# : 1319-18-312-005

RPTT: \$2,515.50



KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company
Escrow No.: 118743-WLD
When Recorded Mail To:
Kiran Tallam
2015 Longleaf Circle
San Ramon, CA 94582

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____
Wendy Dunbar Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Andrew Luo, an unmarried man as to an undivided 50% interest and Anthony Luo, an unmarried man as to an undivided 50% interest

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Kiran Tallam, a married man as his sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, County of Douglas State of Nevada bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 62 as shown on the map of KINGSBURY VILLAGE UNIT NO. 5, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on September 7, 1966, as Document No. 33786

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 09/02/2020

[Signature]
Andrew Luo

[Signature]
Anthony Luo

STATE OF _____ } ss

COUNTY OF _____
This instrument was acknowledged before me on
September _____, 2020 By Anthony Luo and Andrew
Luo.

Notary Public JD

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 09/03/2020 before me, Jonathan Yoshita Davidson, Notary Public
(Date) (Here Insert Name and Title of the Officer)

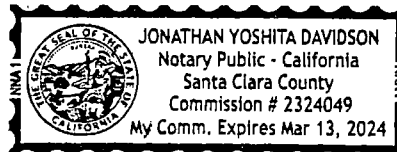
personally appeared Anthony Luo & Andrew Luo
(Name(s) of Signer(s))

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 Jonathan Davidson (Seal)
(Signature of Notary Public)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1319-18-312-005

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 _____

FOR RECORDERS OPTIONAL USE ONLY
NOTES: _____

3. **Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due:

	\$645,000.00
	\$645,000.00
	\$2,515.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section:
- b. Explain Reason for Exemption:

5. **Partial Interest: Percentage being transferred: 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 disallowance of any claimed exception, 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: Escrow Agent
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

(REQUIRED)
Print Name: Andrew Luo and Anthony Luo
Address: 32 Chester Circle
City: Los Altos
State: CA Zip: 94022

BUYER (GRANTEE) INFORMATION

Print Name: Kiran Tallam
Address: 2015 Longleaf Circle
City: San Ramon
State: CA Zip: 94582

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 118743-WLD
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)