

DOUGLAS COUNTY, NV

2020-952631

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

09/16/2020 08:39 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E05

APN: 1318-24-711-002

R.P.T.T.: \$0.00

Escrow No.: 20006041-DR

When Recorded Return To:

Yen-Ni Chen
9-2 1st Flr, 1111 S. E. A. 47400, Petaling Jaya
TAMAN

Mail Tax Statements to:

James R. Damato and Melissa S. Damato

20236 Foix Place

Chatsworth, CA 91311

SPACE ABOVE FOR RECORDER'S USE

DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Hsiu-Chuan Y. Ross, spouse of the grantee herein, do(es) hereby Grant, Bargain Sell and convey to Leonard B. Ross, a married man as his sole and separate property all that real property situate in the City of Stateline, County of Douglas, State of Nevada, described as follows:

Lot 2, of Ansaldo Acres, according to the map thereof, filed in the Office of the Douglas County Recorder, State of Nevada, on October 26, 1959, as Document No. 15143, Official Records.

APN: 1318-24-711-002

It is the intent of Grantor herein to divest herself of any right, title and interest in and to the above described real property including any community property interest.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SPACE BELOW FOR RECORDER

Page 2 of the Deed (signature page). Escrow No.: 20006041-DR

Dated this 12 day of August, 2020.

Hsiu-Chuan Y Ross
Hsiu-Chuan Y. Ross

STATE OF Texas

COUNTY OF FortBend

This instrument was acknowledged before me on this 12 day of August, 2020 by
Hsiu-Chuan Y. Ross

Completed via 2 way Audio and Video Technology

Cynthia Allen
Notary Public



SPACE BELOW FOR RECORDER

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-24-711-002
 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: 0:00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: _____
 d. Real Property Transfer Tax Due: 0.00

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 b. Explain Reason for Exemption: spouse to spouse
 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: Leonard B. Ross Hsiu-Chuan Y Ross Capacity: _____ Grantor
 Signature: [Signature] _____ Capacity: _____ Grantee Agut

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

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

Print Name: Hsiu-Chuan Y. Ross
 Address: 51-B Holland Road
 City: Singapore 258856
 State: _____ Zip: _____

Print Name: Leonard B. Ross
 Address: 51 B Holland Rd
 City: Singapore 258856
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 20006041-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED