

DOUGLAS COUNTY, NV
RPTT:\$4212.00 Rec:\$40.00
\$4,252.00 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2020-953326

09/25/2020 10:46 AM

APN# : 1319-18-210-003

RPTT: \$4,212.00

Recording Requested By:

Western Title Company

Escrow No.: 119711-WLD

When Recorded Mail To:

Lin Wang

9647 Crosby Dr.

Pleasanton, CA 94588

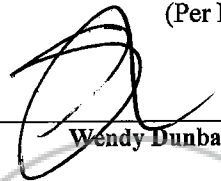
Mail Tax Statements to: (deeds only)

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,

John M. Kennedy Jr. and Anne K. Kennedy, husband and wife as joint tenants with right of survivorship
do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Lin Wang, a single woman

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:

See attached Exhibit A

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

Dated: 09/21/2020

John M Kennedy Jr
John M. Kennedy Jr.

Anne Kennedy
Anne K. Kennedy

STATE OF Michigan }
COUNTY OF OAKLAND } ss

This instrument was acknowledged before me on
September 24, 2020 By John M. Kennedy Jr. and Anne
K. Kennedy.

Leann Baer
Notary Public

LEANN BAER
Notary Public - Michigan
Oakland County
My Commission Expires Jun 10, 2021
Acting in the County of OAKLAND

EXHIBIT "A"

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

A PARCEL OF LAND LYING WHOLLY WITH THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B.&M., BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 18; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 18 NORTH 00°23'38" EAST A DISTANCE OF 852.11 FEET; THENCE LEAVING SAID SECTION LINE NORTH 89°38'45" EAST A DISTANCE OF 130.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°38'45" EAST 184.83 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 23°04'38"; THENCE ALONG SAID CURVE FROM A TANGENT BEARING OF NORTH 12°43'51" WEST AN ARC DISTANCE OF 100.69 FEET; THENCE LEAVING SAID CURVE SOUTH 89°38'45" WEST 182.07 FEET; THENCE SOUTH 00°23'38" WEST 100.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL ALSO KNOWN AS LOT 4, KINGSBURY ACRES NO. 4, AS SET FORTH ON THE COUNTY ASSESSOR'S MAP, WHICH IS AN UNRECORDED MAP.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 3, 2014, as Document No. 2014-852068 of Official Records.

**Assessor's Parcel Number(s):
1319-18-210-003**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1319-18-210-003

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: \$1,080,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$1,080,000.00
 Real Property Transfer Tax Due: \$4,212.00

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%

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)

Print Name: John M. Kennedy Jr. and Anne K. Kennedy
 Address: 2852 Masefield Ct
 City: Bloomfield Hills
 State: MI Zip: 48304

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lin Wang
 Address: 9647 Crosby Dr.
 City: Pleasanton
 State: CA Zip: 94588

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 119711-WLD
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410