

DOUGLAS COUNTY, NV **2020-955467**
RPTT:\$6435.00 Rec:\$40.00
\$6,475.00 Pgs=4 10/29/2020 01:46 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1318-23-315-043

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Jason Wong
56 Newburg Street
San Francisco, CA 94131

ESCROW NO: 11000983-JML

RPTT. 6,435.⁰⁰

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Tahoenow Ventures, LLC, a Nevada Limited Liability Company**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Jason James Wong and Yi Ching Chiang, trustess of the Wong Chiang 2016 Trust dated May 29, 2016

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

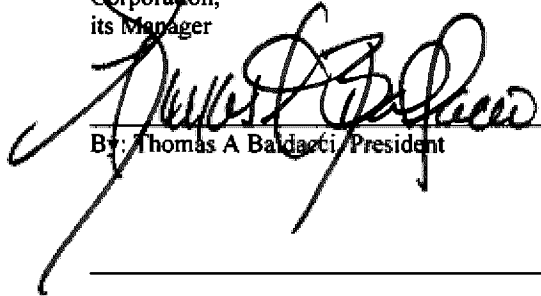
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

TAHOENOW VENTURES, LLC A Nevada Limited Liability Company

By: Tallac Investments, LLC a Nevada Limited Liability Company, its Manger

By: St. Thomas Construction, Inc., a California Corporation, its Manager


By: Thomas A Baldacci / President

STATE OF NEVADA
COUNTY OF

} SS:

This instrument was acknowledged before me on _____,

by _____.

Notary Public (seal)

See A. Hahn

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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,

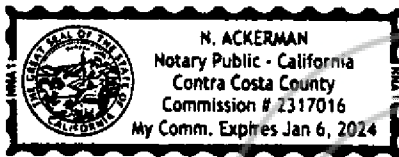
County of Contra Costa,

On October 27, 2020 before me, **N. ACKERMAN, NOTARY PUBLIC**, personally appeared
(Date)

THOMAS A. BALDACCI who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 N. Ackerman
Signature of Notary Public

Place Notary Seal Above

-----**OPTIONAL**-----

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title of Type of Document: Grant, Bargain, Sale Deed

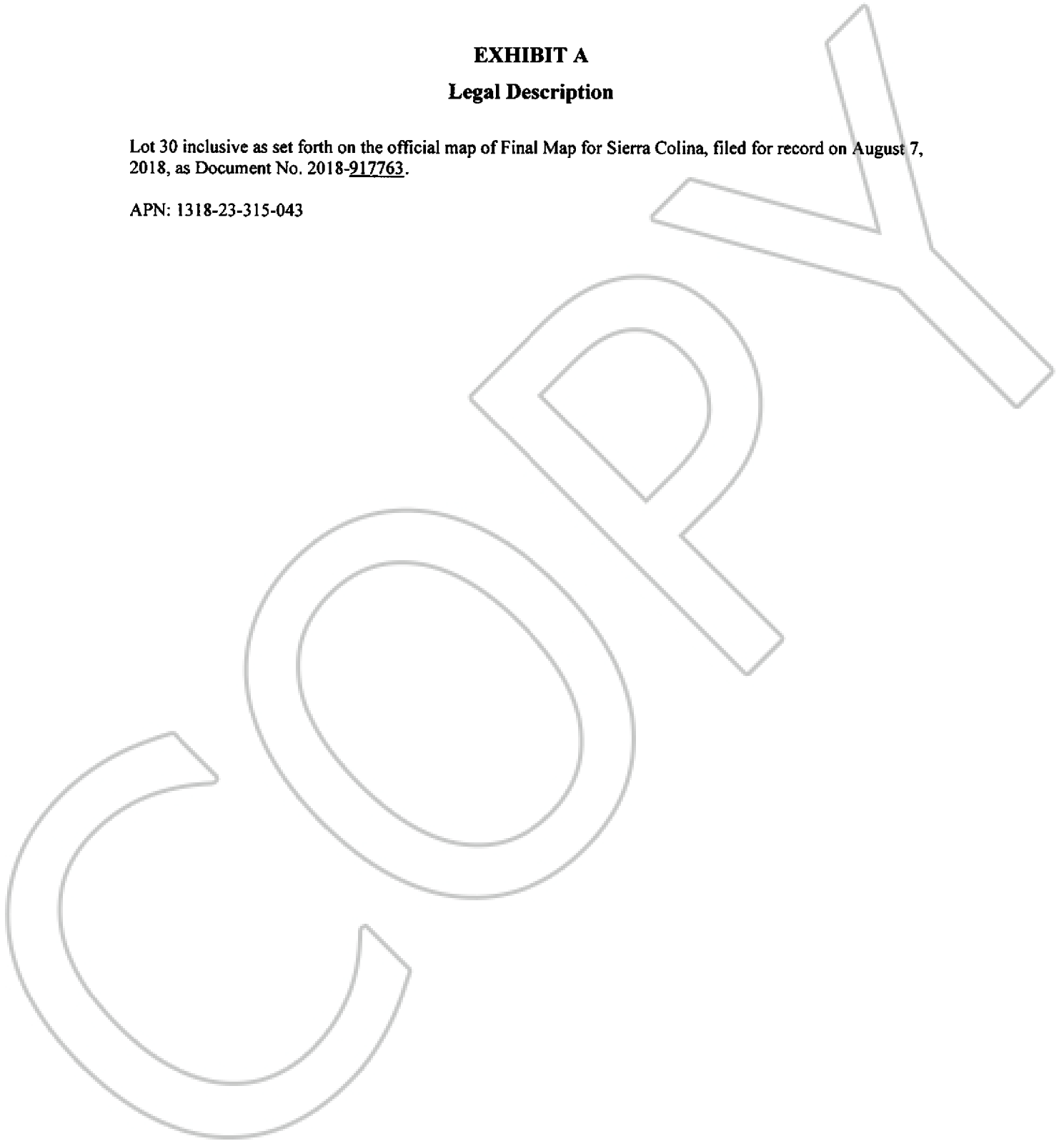
Document Date: _____

Number of Pages: _____

EXHIBIT A
Legal Description

Lot 30 inclusive as set forth on the official map of Final Map for Sierra Colina, filed for record on August 7, 2018, as Document No. 2018-917763.

APN: 1318-23-315-043



STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
- a. 1318-23-315-043
 - 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
Book	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sales Price of Property: \$ 1,650,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ _____
- d. Real Property Transfer Tax Due: \$ 6,435.00

4. **If Exemption Claimed**
- a. Transfer Tax Exemption, per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Grantor Agent

Signature [Signature] Capacity Grantee

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

Print Name: Tahoenow Ventures, LLC, a Nevada Limited Liability Company

Address: 12885 Alcosta Blvd

City: San Ramon

State: CA Zip: 94583

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

Print Name: Jason Wong and Yi C. Chiang

Address: 56 Newburg

City: San Francisco

State/Zip: CA 94131

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Signature Title Company LLC Escrow No.: 11000983-110-JML

Address: 212 Elks Point Road, Suite 445, PO Box 10297

City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED