

DOUGLAS COUNTY, NV **2020-958012**
RPTT:\$3744.00 Rec:\$40.00
\$3,784.00 Pgs=4 12/11/2020 01:12 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1318-03-212-023

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:**
Timothy Seng Yen Lim
310 Townsend Street
Apt 109
San Francisco, CA 94107

ESCROW NO: 11001189-JML

RPTT \$3,744.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Julie Menack Successor Trustee of Trust B of the William E. Miller and Mary A. Miller 1985 Trust dated May 4, 1985

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

Timothy Seng Yen Lim a single man and Michelle Kirby a single woman as joint tenants with right of survivorship

all that real property situated in the unincorporated area of Zephyr Cove, 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.

Julie Menack Successor Trustee of Trust B of the
William E. Miller and Mary A. Miller 1985 Trust
dated May 4, 1985

Julie Menack, Successor Trustee
Julie Menack, Successor Trustee

STATE OF NEVADA
COUNTY OF

} ss:

This instrument was acknowledged before me on _____,

by _____

Notary Public (seal)

(SEE ATTACHMENT)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

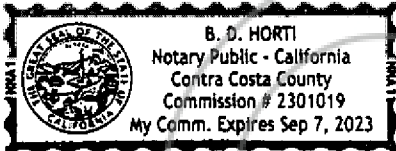
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ALAMEDA)
On NOVEMBER 24, 2020 before me, B. D. HORTI, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared JULIE MENACK
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 _____
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 or Type of Document: GMPT BANKING SALES Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

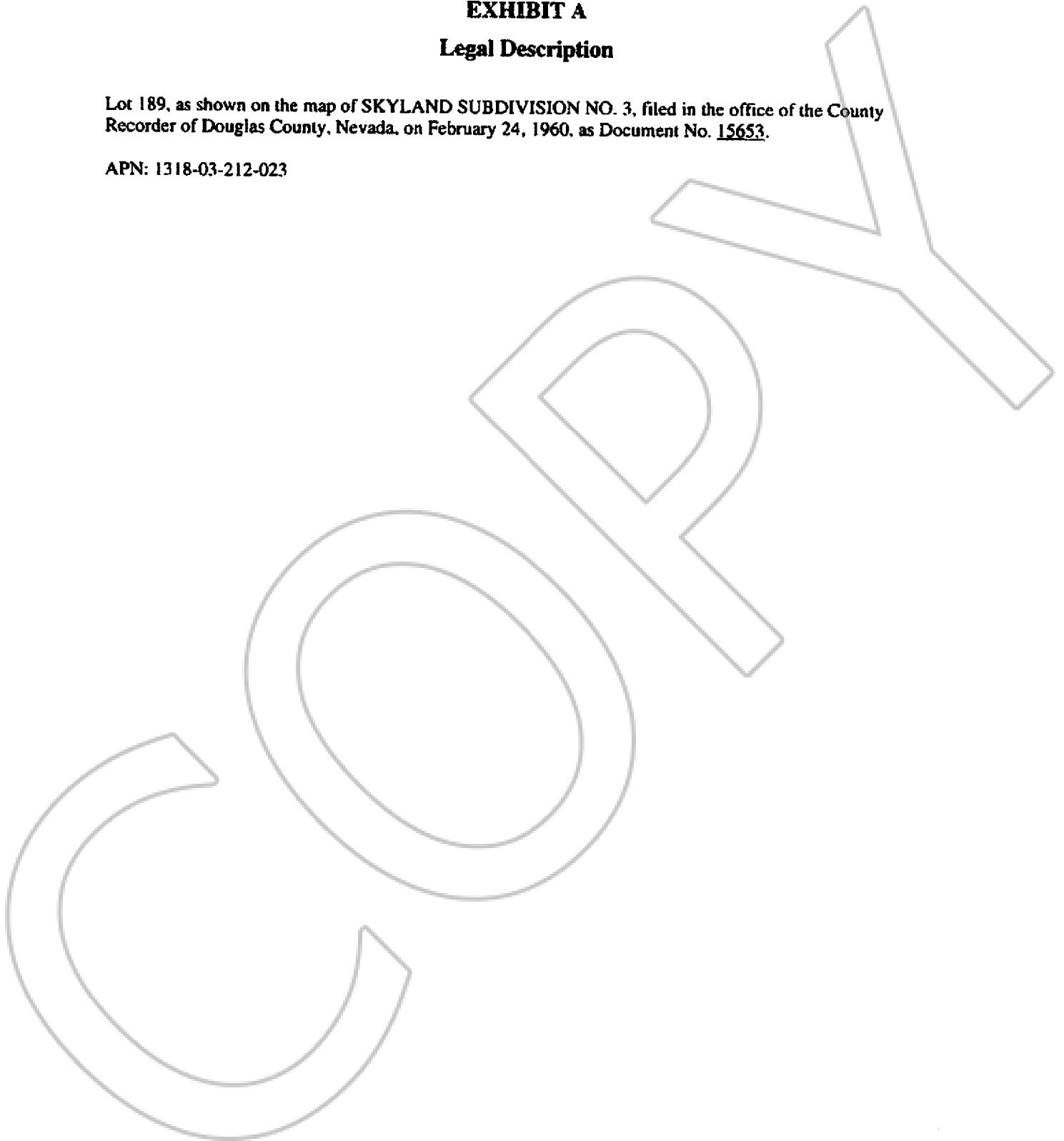
Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT A
Legal Description

Lot 189, as shown on the map of SKYLAND SUBDIVISION NO. 3, filed in the office of the County Recorder of Douglas County, Nevada, on February 24, 1960, as Document No. 15653.

APN: 1318-03-212-023



STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a. 1318-03-212-023
 - 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: \$ 960,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 960,000.00
- d. Real Property Transfer Tax Due: \$ 3,744.00

- 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
 Signature Michelle Kirby Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Julie Menack Successor Trustee of Trust B of the William E. Miller and Mary A. Miller 1985 Trust dated May 4, 1985
 Address: C/O J. Frederick Clarke Jr., Attorney, 2607 Grant St Ste 200
 City: Berkeley
 State: CA Zip: 94703-1915

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Timothy Lim and Michelle Kirby
 Address: 310 Townsend Street, Apt 109
 City: San Francisco
 State: CA Zip: 94107

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

Print Name: Signature Title Company LLC Escrow No.: 11001189-110-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