

DOUGLAS COUNTY, NV **2021-959582**  
RPTT:\$4641.00 Rec:\$40.00  
\$4,681.00 Pgs=3 01/08/2021 09:11 AM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1318-23-311-019

**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:**  
Mark Andrew Wong-VanHaren  
2491 Aztec Way  
Palo Alto CA 94303

ESCROW NO: 11001231-JML

RPTT \$4,641.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Magnolia Investments LLC, an Idaho Limited Liability Company**

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

**Mark Andrew Wong-VanHaren and Nerissa Wong-VanHaren, Husband and Wife, as joint tenants with right of survivorship**

all that real property situated in the City 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.

Magnolia Investments LLC, an Idaho Limited Liability Company


  
by: Wendy M. Zolezzi, managing member

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 1/4/2021

by Wendy M. Zolezzi

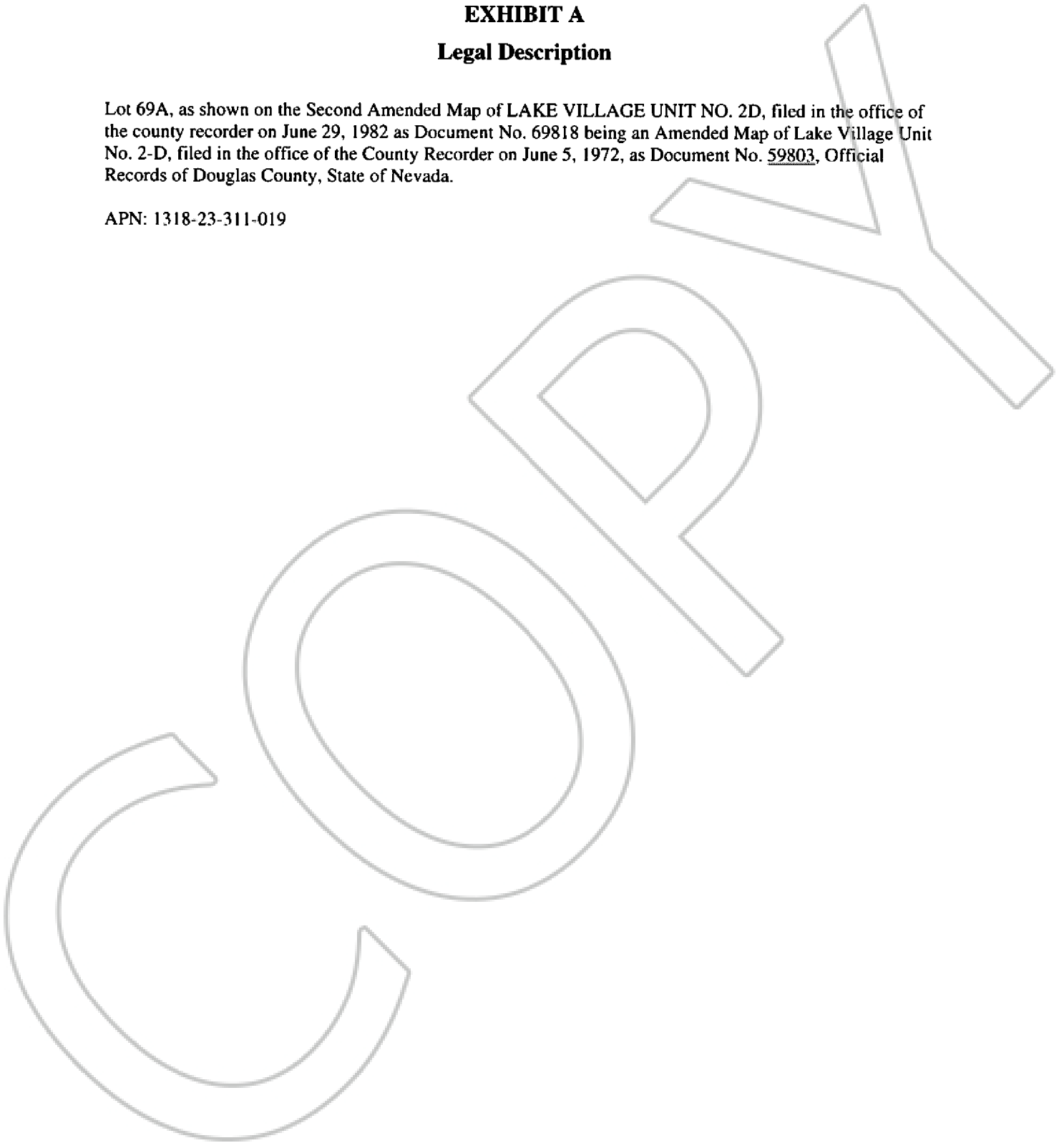
  
Notary Public (seal)



**EXHIBIT A**  
**Legal Description**

Lot 69A, as shown on the Second Amended Map of LAKE VILLAGE UNIT NO. 2D, filed in the office of the county recorder on June 29, 1982 as Document No. 69818 being an Amended Map of Lake Village Unit No. 2-D, filed in the office of the County Recorder on June 5, 1972, as Document No. 59803, Official Records of Douglas County, State of Nevada.

APN: 1318-23-311-019



# STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
a. 1318-23-311-019  
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: \$ 1,190,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
c. Transfer Tax Value \$ 1,190,000.00  
d. Real Property Transfer Tax Due: \$ 4,641.00

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 Nerissa Li-Ting Wong-VanHaren, Trustee Capacity Grantee  
978.E908.AEC646D

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

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

Print Name: Magnolia Investments LLC  
Address: 74 Echo Ct  
City: Stardine  
State: Zip: NV 89449

Print Name: Mark Wong-Van Haren and Nerissa Wong-VanHaren  
Address: 2491 Aztec way  
City: Palo Alto  
State: CA Zip: 94303

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

Print Name: Signature Title Company LLC Escrow No.: 11001231-110-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