DOUGLAS COUNTY, NV

2021-959582

RPTT:\$4641.00 Rec:\$40.00 \$4,681.00 Pgs=3

KAREN ELLISON, RECORDER

01/08/2021 09:11 AM

SIGNATURE TITLE - ZEPHYR COVE

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 WITHESSETH: 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 Liabilty by: Wendy M Zolezzi, managing member STATE OF NEVADA } ss: COUNTY OF DOUGLAS This instrument was acknowledged before me on Zorazz1 Notary Public AUSTIN MICHEAL BUYAK Notary Public, State of Nevada Appointment No. 18-3338-5 My Appt. Expires Sep 6, 2022

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.



STATE OF NEVADA DECLARATION OF VALUE FORM

<u> </u>	1-019	
b.	1=01-1	\ \
C.		\ \
d.		\ \
2. Type of Property:		\ \
	☐ Single Fam. Res.	
_		OR RECORDERS OPTIONAL USE ONLY
g. 🗆 Agricultural h.		ate of Recording:
i. Other		Also.
3. a. Total Value/Sales Price of Pr	roperty:	1,190,000.00
b. Deed in Lieu of Foreclosure		1,100,000.00
c. Transfer Tax Value	sin, (raise or property)	1,190,000.00
d. Real Property Transfer Tax D	Due:	4,641.00
4. If Exemption Claimed		4,041.00
	NOO OZE OOD O	/ /
b. Explain Reason for Exe	n, per NRS 375.090, Section	
b. Explain Reason for Exe	mpaon:	
5. Partial Interest: Percentage I	being transferred: %	
The undersigned declares and ackr 375.110, that the information provi supported by documentation if calle parties agree that disallowance of a	nowledges, under penalty of period is correct to the best of ad upon to substantiate the information, or other due plus interest at 1% per more due plus interest at	jury, pursuant to NRS 375.060 and NRS their information and belief, and can be mation provided herein. Furthermore, the determination of additional tax due, may inth. Pursuant to NRS 375.030, the Buyer nt owed.
The undersigned declares and ackr 375.110, that the information provi supported by documentation if calle parties agree that disallowance of a result in a penalty of 10% of the tax	nowledges, under penalty of period is correct to the best of od upon to substantiate the informacy claimed exemption, or other due plus interest at 1% per modelly liable for any additional amount	their information and belief, and can be mation provided herein. Furthermore, the determination of additional tax due, may onth. Pursuant to NRS 375.030, the Buyer nt owed.
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