

DOUGLAS COUNTY, NV **2021-961767**
RPTT:\$4680.00 Rec:\$40.00
\$4,720.00 Pgs=3 **02/11/2021 08:29 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1418-34-112-012
R.P.T.T.: \$4,680.00
Escrow No.: 20012216-DR
When Recorded Return To:
James Nguyen
P.O. Box 3521
Stateline, NV 89449

Mail Tax Statements to:
James Nguyen
P.O. Box 3521
Stateline, NV 89449

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Dzung Vu and Nga Trinh Vu, Trustees, U.D.T. (Under Declaration of Trust), dated March 31, 1999,
Trustees of The Vu Living Trust**

do(es) hereby Grant, Bargain, Sell and Convey to

James Nguyen, a single man

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

PARCEL NO. 1:

Lot 83, as shown on the Map of North Lakeridge, filed in the Office of the County Recorder on August 29, 1960, Document No. 16529, Official Records of Douglas County, State of Nevada, excepting a portion described as follows:

Commencing at the Southwesterly corner of Lot 84, as shown on said Map, being on the Northwesterly line of Canyon Circle; thence along the Southwesterly line of said Lot 84, North 39°36'37" West a distance of 62.63 feet to the point of beginning; thence North 82°13'37" West a distance of 56.00 feet; thence North 7°46'41" East a distance of 51.52 feet to a point on the Southwesterly line of said Lot 84; thence along the Southwesterly line of said Lot 84; South 39°36'37" East a distance of 76.10 feet to the point of beginning.

PARCEL NO. 2:

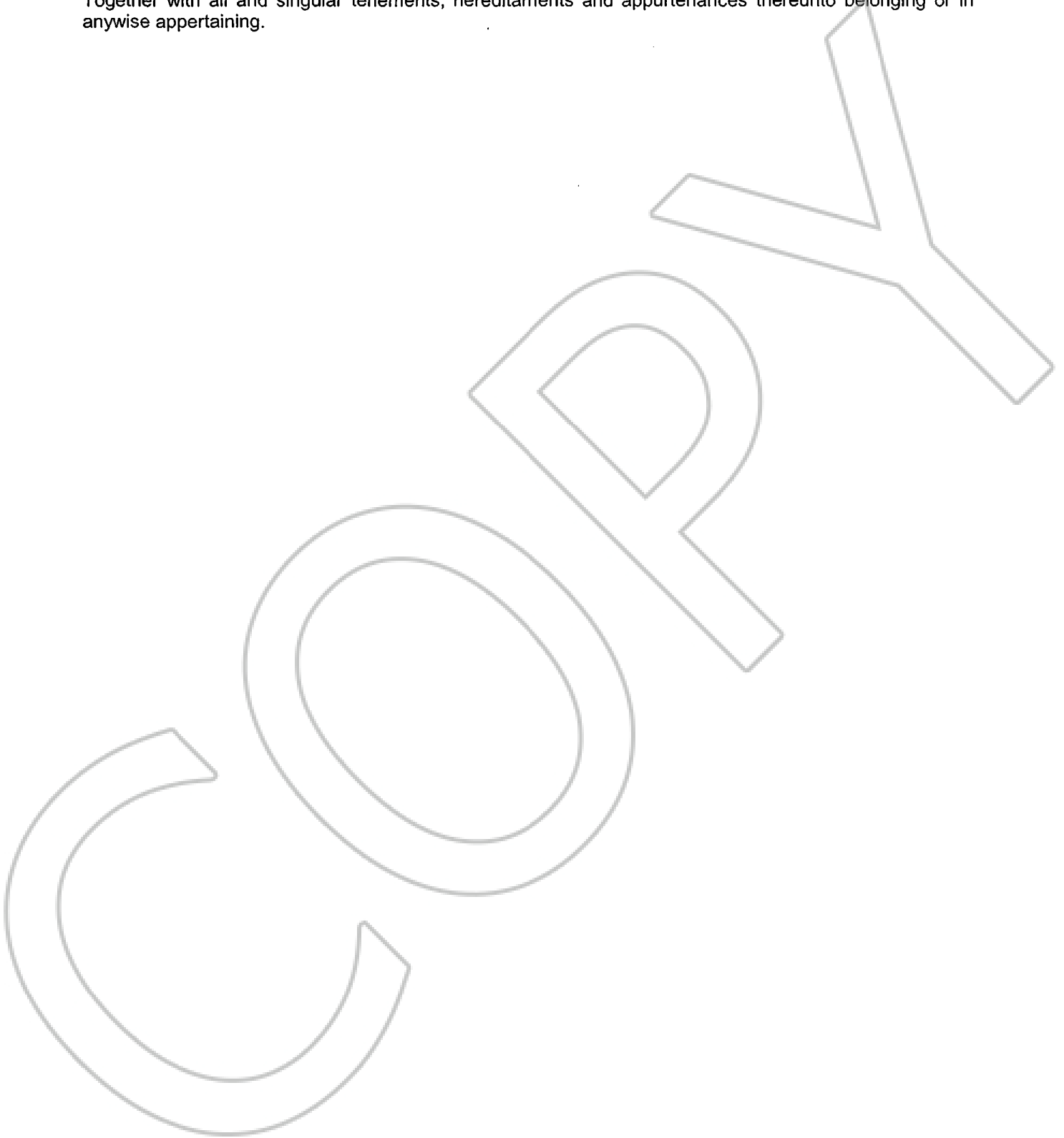
A portion of Lot 84, as shown on the Map of North Lakeridge, filed in the Office of the County Recorder on August 29, 1960, Document No. 16529, Official Records of Douglas County, State of Nevada, described as follows:

Beginning at the Southwesterly corner of said Lot 84, being on the Northwesterly line of Canyon Circle; thence along the Southwesterly line of said Lot 84, North 39°36'37" West a distance of 62.63 feet; thence South 82°13'37" East a distance of 36.08 feet; thence South 5°30'16" East a distance of 43.58 feet to the point of beginning.

NOTE: Said legal description was previously recorded in Grant Deed recorded April 28, 2003, in Book 403, Page 12896, as Document No. 574733, Official Records of Douglas County, Nevada.

Assessors Parcel No.: 1418-34-112-012

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



Dated this _____ day of Jan 21st 2021, 2021.

The Vu Living Trust

BY: [Signature]
Dzung Vu, Trustee

BY: [Signature]
Nga Trinh Vu, Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 21 day of January, 2021, by Dzung Vu, as Trustee and Nga Trinh Vu, as Trustee, as Trustees of The Vu Living Trust.

[Signature]
Notary Public

 **DENA REED**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-34-112-012
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$1,200,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,200,000.00
 d. Real Property Transfer Tax Due: \$4,680.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *Nga Trinh Vu* Capacity: _____ Grantor
 Signature _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Dzung Vu and Nga Trinh Vu, Trustees,
 U.D.T. (Under Declaration of Trust),
 dated March 31, 1999, Trustees of The
 Print Name: Vu Living Trust
 Address: 214 Canyon Circle
 City: Glenbrook
 State: NV Zip: 89413

Print Name: James Nguyen
 Address: P.O. Box 3521
 City: Stateline
 State: Nevada Zip: 89449

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 20012216-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703