

DOUGLAS COUNTY, NV **2021-962040**  
RPTT:\$8970.00 Rec:\$40.00  
\$9,010.00 Pgs=3 02/16/2021 02:56 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

A.P.N.: 1418-34-210-024

RECORDING REQUESTED BY:  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

Alfred A Annunziato  
403 W. Cowan  
Houston, TX 77007

Escrow No.: ZC3010-JL

RPTT \$8,970.00

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Nancy Kim Nguyen an unmarried woman

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

**Alfred A Annunziato, An Unmarried Man**

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

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

  
\_\_\_\_\_  
Nancy Kim Nguyen

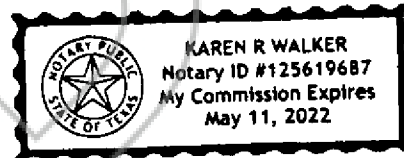
TEXAS  
STATE OF ~~NEVADA~~  
COUNTY OF HARRIS

} ss:

This instrument was acknowledged before me on FEBRUARY 10, 2021

by Nancy Kim Nguyen \_\_\_\_\_

Karen R. Walker (seal)  
Notary Public



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 20, as shown on the Amended Map of Lakeridge Estates No. 1, filed in the Office of the County Recorder of Douglas County, State of Nevada, on February 23, 1959, as Document No. 14083.

Together with a non-exclusive right to use the Easterly 20 feet of Lots 21, 22, 23 and 24 and the Southeasterly 7 ½ feet of Lot 24 and the Northwesterly 7 ½ feet of Lot 25, of said Lakeridge Estates Unit No. 1, for the purposes of ingress and egress as granted in Deed recorded June 7, 1963, in Book 18, Page 5, as Document No. 22760, Official Records, Douglas County, Nevada.

APN: 1418-34-210-024

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1418-34-210-024
- 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
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$2,300,000.00

Transfer Tax Value \$2,300,000.00

Real Property Transfer Tax Due: \$8,970.00

**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 ALFRED ANTHONY ANNUNZIATO      Signature Nancy Kim Nguyen

Signature Alfred Anthony Annunziato

**SELLER (GRANTOR) INFORMATION**

**(Required)**

Print Name: Nancy Kim Nguyen

Address: 403 W. Cowan Drive  
Houston, TX 77007

**BUYER (GRANTEE) INFORMATION**

**(Required)**

Print Name: Alfred Anthony Annunziato

Address: 403 W. Cowan  
Houston, TX 77007

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

Print Name: Signature Title Company LLC      Escrow #: ZC3010-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**