

DOUGLAS COUNTY, NV
RPTT:\$3880.50 Rec:\$40.00
\$3,920.50 Pgs=3 03/12/2021 12:05 PM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1319-18-412-016

RPTT: \$3,880.50

Recording Requested By:

Western Title Company

Escrow No.: 124830-WLD

When Recorded Mail To:

Paul Yu and Lillian Y Ao
10 Atherton Oaks Dr.
Novato, CA 94945

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Wendy Dunbar, Assistant

Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sean E. Hernandez and Elva Hernandez, husband and wife as joint tenants with right of survivorship

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Paul Yu and Lillian Y Ao, husband and wife as joint tenants


and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, County of Douglas State of Nevada bounded and described as follows:


All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 14 as shown on the Map of KINGSBURY VILLAGE UNIT NO. 1. filed for Record in the Office of the County Recorder of Douglas County, Nevada on December 27, 1961, in Book 9, Page 792, as Document No. 19281, and as shown on the Amended Map thereof, filed on July 10, 1963, in Book 18, Page 352, as Document No. 22952.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 03/02/2021


Sean E. Hernandez


Elva Hernandez

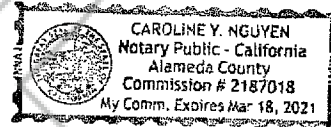
STATE OF CALIFORNIA

COUNTY OF ALAMEDA

} SS

This instrument was acknowledged before me on March 10th, 2021 By Sean E. Hernandez and Elva Hernandez.


Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1319-18-412-016

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
NOTES: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	_____
Transfer Tax Value:	\$995,000.00
Real Property Transfer Tax Due:	\$3,880.50

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%

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 disallowance of any claimed exception, 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: [Signature] Capacity escrow agent

Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Sean E. Hernandez and Elva Hernandez
 Address: 38258 Acacia Street
 City: Fremont
 State: CA Zip: 94536

Print Name: Paul Yu and Lillian Ao
 Address: 10 Atherton Oaks Drive
 City: Novato
 State: CA Zip: 94945

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 124830-WLD
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410