

DOUGLAS COUNTY, NV

2021-963550

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

03/15/2021 02:25 PM

ETRCO

KAREN ELLISON, RECORDER

E07

APN# : 1319-18-412-016
RPTT: \$0.00

Recording Requested By:
Western Title Company

Escrow No.: 124830-WLD
When Recorded Mail To:
Paul Yu and Lillian Ao
10 Atherton Oaks Drive
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 document is being
recorded as an
accomodation only.**

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,

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

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

Paul Yu and Lillian Ao, Trustees of The YU/AO FAMILY TRUST dated March 29, 2015

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:

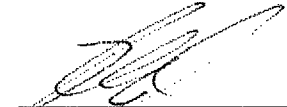
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

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: 03/11/2021

Grant, Bargain and Sale Deed – Page 2



Paul Yu

3/11/2021

Date



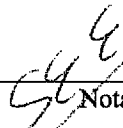
Lillian Y Ao

3/11/2021

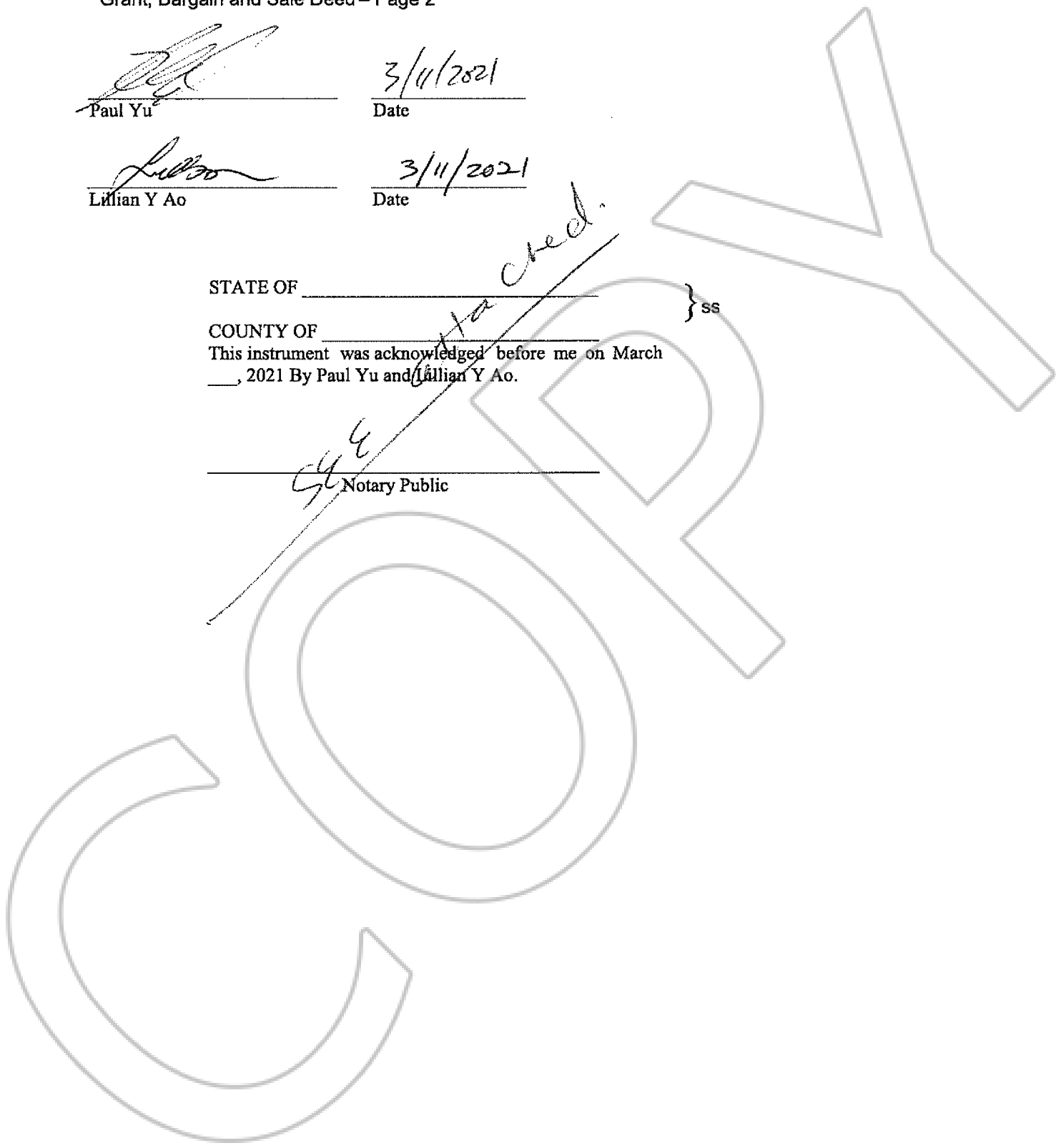
Date

STATE OF _____ } ss

COUNTY OF _____ }
This instrument was acknowledged before me on March
____, 2021 By Paul Yu and Lillian Y Ao.



Notary Public



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma

On 3-11-21 before me, M. Trejo, Notary Public
(insert name and title of the officer)

personally appeared Paul Yu and Lillian Y. AO,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

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

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

FOR RECORDERS OPTIONAL USE ONLY
 NOTES: _____
 Trust ok - JS

3. Total Value/Sales Price of Property: \$0
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$0
 Real Property Transfer Tax Due: \$0

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer to Trust without consideration

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 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 M. Baden Capacity Escrow Agent
 Signature _____ Capacity _____

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

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

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

Print Name: Paul Yu and Lillian Ao, Trustees of the YU/AO FAMILY TRUST dated March 29, 2015
 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 Esc. #: 124830-WLD
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)