

**Assessor's Parcel Number:**  
1319-19-212-029

**Prepared By:**  
Colorado Real Estate Documents  
and Notary Services, LLC

**After Recording Return To:**  
Shawn Ying Chan  
2928 Yorba Street  
San Francisco, CA 94116-2749

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On June 4, 2021 THE GRANTOR,

- Happy Ly, an Unmarried Woman, who acquired title as Happy Le Chan, a Married Woman,

for and in consideration of: \$0 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Shawn Ying Chan, an Unmarried Man who acquired title as a Married Man, residing at 2928 Yorba Street, San Francisco, CA 94116, the following described real estate, situated in the City of Stateline, in the County of Douglas, State of Nevada

**Legal Description:**

Parcel C as set forth on the Map of Lot 500, Summit Village, filed for record in the Office of the Recorder on June 13, 1977, as Document No. 10040, Official Records of Douglas County, State of Nevada.

Commonly known as: 723 Gary Lane, #C, Stateline, NV 89449

Description is as it appears in Document No. 0542675, Official Records, Douglas County, Nevada.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

**QUITCLAIM DEED**  
(continued)

**This conveyance removes an ex-wife from title without consideration pursuant to a divorce.**

Mail Tax Statements To:  
Shawn Ying Chan  
2928 Yorba Street, San Francisco, CA 94116-2749

**Grantor Signatures:**

DATED: 6/7/2021

*Happy Ly*  
Happy Ly, AKA Happy Le Chan  
580 Arballo Drive, San Francisco, CA 94132

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.

At California  
State of ~~Nevada~~ )  
County of San Francisco )

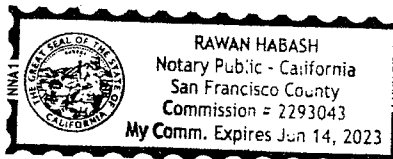
On 6/7/2021 before me, Rawan Habash,  
Notary Public, personally appeared Happy Ly,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within the instrument and acknowledged to me that  
he/she/they executed the same in his/her/their 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.

*Rawan Habash*

(Notary Seal)



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-19-212-029  
 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'/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE OF RECORDING: \_\_\_\_\_  
 NOTES: Doc# 542675

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 4  
 b. Explain Reason for Exemption: Joint Tenant deedding off title (without consideration)

5. Partial Interest: Percentage being transferred: 0.17 %  
1/6

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.

xx Signature [Signature] Capacity Grantor  
Happy Ly, AKA Happy Le Chan

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Happy Ly, AKA Happy Le Chan  
 Address: 580 Arballo Drive  
 City: San Francisco  
 State: CA Zip: 94132

Print Name: Shawn Ying Chan  
 Address: 2928 Yorba Street  
 City: San Francisco  
 State: CA Zip: 94116

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Colorado Real Estate Documents Escrow # n/a  
 Address: 6437 Iris Court  
 City: Arvada State: CO Zip: 80004

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