

DOUGLAS COUNTY, NV
RPTT:\$7332.00 Rec:\$40.00
\$7,372.00 Pgs=3 2021-971428
07/26/2021 12:05 PM
TICOR TITLE - RENO (MAIN)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Christopher William von Wiesenberger
119 Meadow Drive
Stateline, NV 89449

MAIL TAX STATEMENTS TO:
Christopher William von Wiesenberger
119 Meadow Drive
Stateline, NV 89449

Escrow No. 2103890-ACM

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1318-26-514-019
R.P.T.T. \$7,332.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Thomas Tse and Cherie Tse, as Trustees of the Tse Family Trust U.D.T. Dated December 9, 2007 as to an undivided 50% interest; and Owen Loo and Selene Loo, as Trustees of the Loo Family Trust U.D.T. dated December 16, 2007 as to an undivided 50% interest

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Christopher William von Wiesenberger and Taylor von Wiesenberger, husband and wife as community property

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

The Tse Family Trust U.D.T. Dated
December 9, 2007

Thomas Tse
Thomas Tse, Trustee

The Tse Family Trust U.D.T. Dated December 9,
2007

Cherie Tse
Cherie Tse, Trustee

The Loo Family Trust U.D.T. dated
December 16, 2007

Owen Loo
Owen Loo, Trustee

The Loo Family Trust U.D.T. dated December
16, 2007

Selene Loo
Selene Loo, Trustee

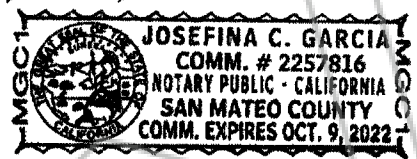
STATE OF NEVADA *California*
COUNTY OF DOUGLAS *San Mateo*

} ss:

This instrument was acknowledged before me on , *July 22, 2021*
by Thomas Tse, Cherie Tse, Owne Loo and Selene Loo.

J Garcia

NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02103890.

COPIES

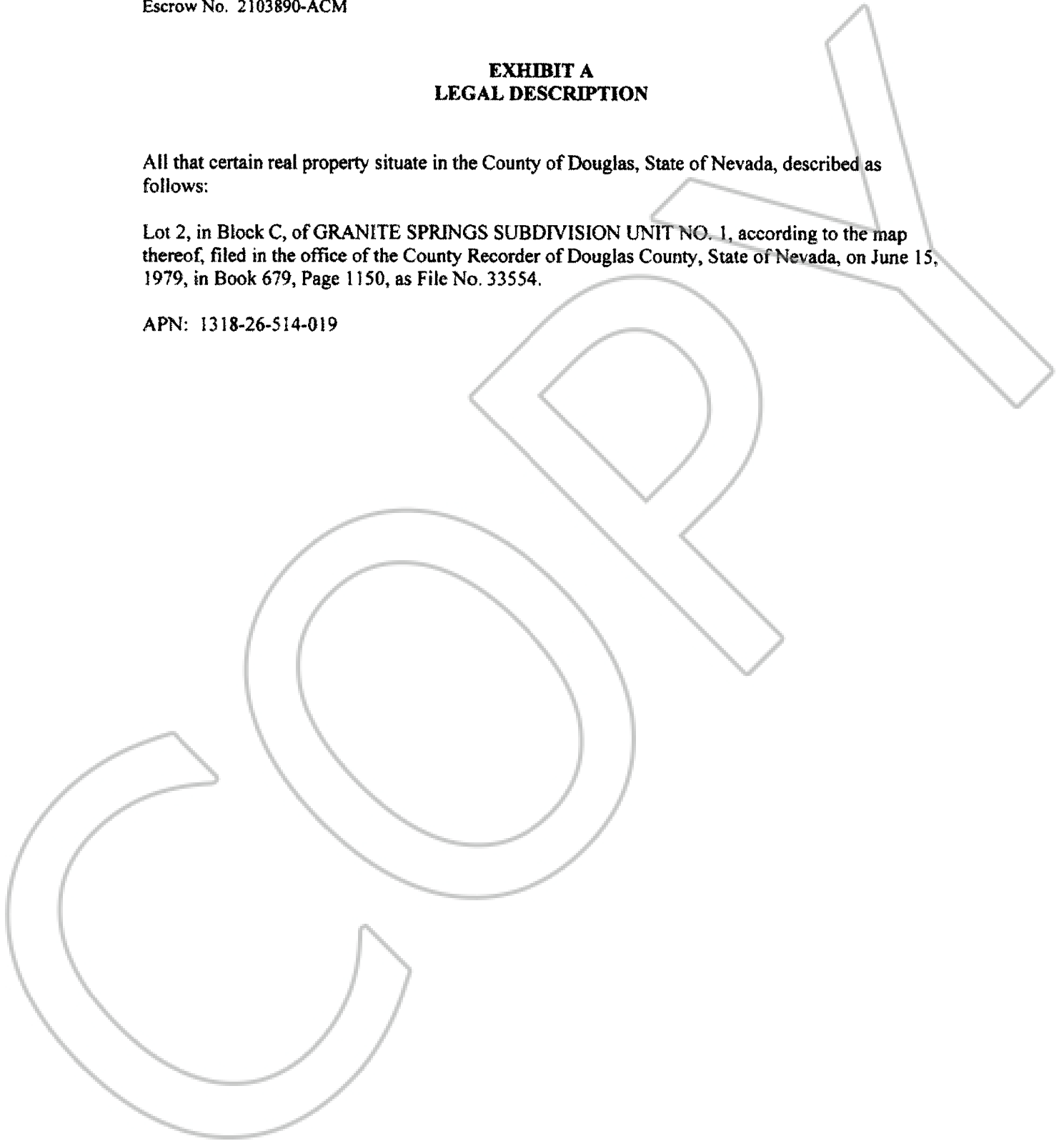
Escrow No. 2103890-ACM

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 2, in Block C, of GRANITE SPRINGS SUBDIVISION UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 15, 1979, in Book 679, Page 1150, as File No. 33554.

APN: 1318-26-514-019



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1318-26-514-019
b)
c)
d)

2. Type of Property:

- a) [] Vacant Land b) [x] 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

Book Page
Date of Recording:
Notes:

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$1,880,000.00
Transfer Tax Value \$1,880,000.00
Real Property Transfer Tax Due: \$7,332.00

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 Christopher William von Wiesenberger Capacity grantee
Signature Capacity

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Thomas Tse and Cheri Tse, Trustees, ETAL
The Tse Family Trust, UKD, LTD, Dated
December 9, 2007

Print Name: Christopher William von Wiesenberger, ETAL

Address: 119 Meadow Drive
Stateline, NV 89449

Address: 195 Old Hwy 50, STE 104, P.O. Box 7172
Stateline, NV 89449

City, State, Zip

City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Tigor Title of Nevada, Inc. Escrow #: 2103890-ACM
Address: 5441 Kietzke Lane, Suite 100
City, State, Zip: Reno, NV 89511