

RECORDING REQUESTED BY:)
 Ann Marshall Robbeloth, Esq.)
 WHEN RECORDED MAIL TO)
 Law Offices of Ann Marshall Robbeloth, PC)
 31 East Julian Street)
 San Jose, California 95112)
)
 MAIL TAX STATEMENTS TO:)
 Gregory Siu)
 P.O. Box 603)
 Saratoga, CA 95071)
 APN 1318-23-310-049)



KAREN ELLISON, RECORDER

E07

Documentary Transfer Tax \$ 0; City Transfer Tax \$ 0

GRANT DEED

Conveyance of property from grandparent to grandchild via distribution from a trust. There is no consideration for the transfer, and no documentary transfer tax is due. Exempt pursuant to NRS 375.090 (7).

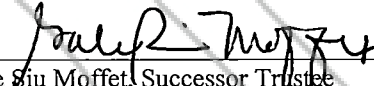

 Ann Marshall Robbeloth, Esq.


FOR NO CONSIDERATION, GRANTOR(S): Gale Siu Moffet and Gregory Siu, Successor Trustees of the B Trust of the Siu Family Living Trust, dated May 22, 1979, as to an undivided 50% tenants in common interest, hereby

GRANT(S) TO: Gregory Siu, as Trustee of the Brian Peter Siu Separate Property Trust, dated July 12, 2018, an undivided 50% interest in and to that real property commonly known as 21 Burke Creek Circle, in the City of Stateline, County of Douglas, State of Nevada, and more particularly described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO AND MADE A PART HEREOF

Executed on this 22nd day of January, 2021, at San Jose, California.


 Gale Siu Moffet, Successor Trustee
 B Trust of the Siu Family Living Trust, dated May 22, 1979


 Gregory Siu, Successor Trustee
 B Trust of the Siu Family Living Trust, dated May 22, 1979

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 Santa Clara }

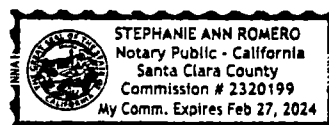
On January 22, 2021, before me, Stephanie Ann Romero, a Notary Public, personally appeared Gale Siu Moffet and Gregory Siu, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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 
 Stephanie Ann Romero

(SEAL)

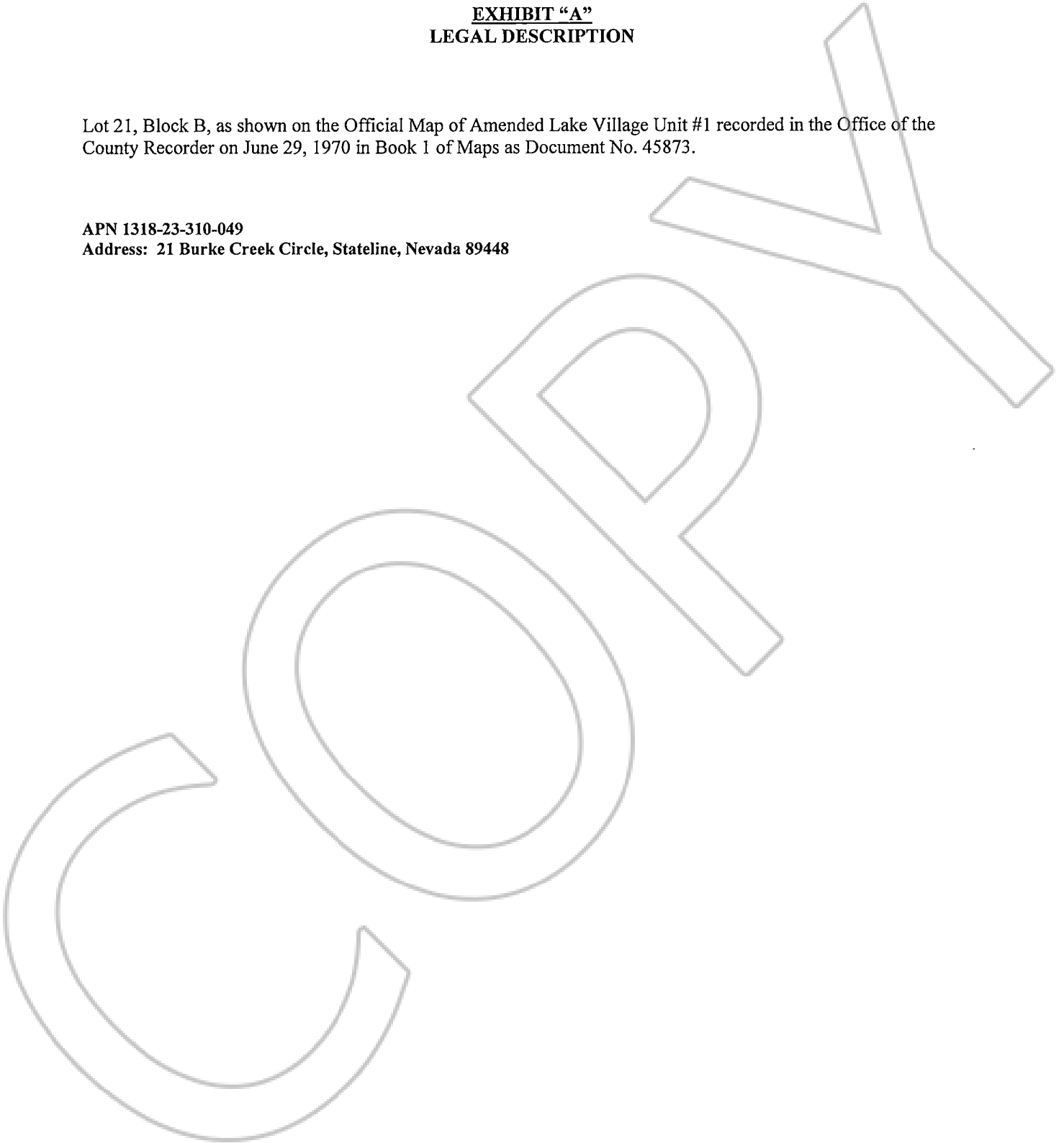


Address: 21 Burke Creek Circle, Stateline, Nevada 89448
APN 1318-23-310-049

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 21, Block B, as shown on the Official Map of Amended Lake Village Unit #1 recorded in the Office of the County Recorder on June 29, 1970 in Book 1 of Maps as Document No. 45873.

APN 1318-23-310-049
Address: 21 Burke Creek Circle, Stateline, Nevada 89448



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-23-310-049
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust on BC</u>	

3. Total Value/Sales Price of Property: \$ No Consideration
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer of title from a trust without consideration; Distribution of inheritance to grantor's grandchild.

5. Partial Interest: Percentage being transferred: 50.00 %

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 [Signature] Capacity _____ Trustee

Signature [Signature] Capacity _____ Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Gale Siu Moffet and Gregory Siu, Trustees,
B Trust Siu Family Liv Trust dtd 05/22/1979

Print Name: _____
 Address: PO Box 603
 City: Saratoga
 State: CA Zip: 95071

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Gregory Siu, Trustee,
Brian Peter Siu Separate Property TR dtd 07/12/2018

Print Name: _____
 Address: PO Box 603
 City: Saratoga
 State: CA Zip: 95071

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

Print Name: Ann Marshall Robbeloth Escrow # N/A
 Address: 31 E. Julian Street
 City: San Jose State: CA Zip: 95112

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