

APN: 1318-24-701-010  
R.P.T.T.: \$6,630.00  
Escrow No.: 21019063-DR  
When Recorded Return To:  
Yunah Lee  
11408 Nebraska Ave #3  
Los Angeles, CA 90025

Mail Tax Statements to:  
Yunah Lee  
11408 Nebraska Ave #3  
Los Angeles, CA 90025

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Nicolas Gonzalez, a married man, as sole and separate property**

do(es) hereby Grant, Bargain, Sell and Convey to

**Yunah Lee, an unmarried woman**

all that real property situated in the County of Douglas, State of Nevada, described as follows:

All that portion of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 13 North, Range 18 East, M.D.M., and all that portion of the West 1/2 of Section 19, Township 13 North, Range 19 East, M.D.M.:

Commencing at the 1/4 corner common to Section 24, Township 13 North, Range 18 East, and Section 19, Township 13 North, Range 19 East, thence South 00°02'27" East 634.90 feet; thence South 62°00'28" East 13.30 feet to the True Point of Beginning;


thence South 38°00'24" West 127.85 feet;  
thence along a curve concave to the North having a radius of 195.00 feet, a central angle of 134°12'35", and an arc length of 456.77 feet, the chord of said curve bears North 74°53'18" West 359.28 feet;  
thence South 89°39'55" East 299.40 feet;  
thence North 71°23'14" East 92.23 feet;  
thence South 62°00'28" East 43.91 feet to the True Point of Beginning.

NOTE: Said legal description was previously recorded in Grant, Bargain and Sale Deed recorded October 31, 2019, as Document No. 2019-937419, Official Records, Douglas County, Nevada.

APN: 1318-24-701-010

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

Dated this 14 day of August, 2021.

  
Nicolas Gonzalez

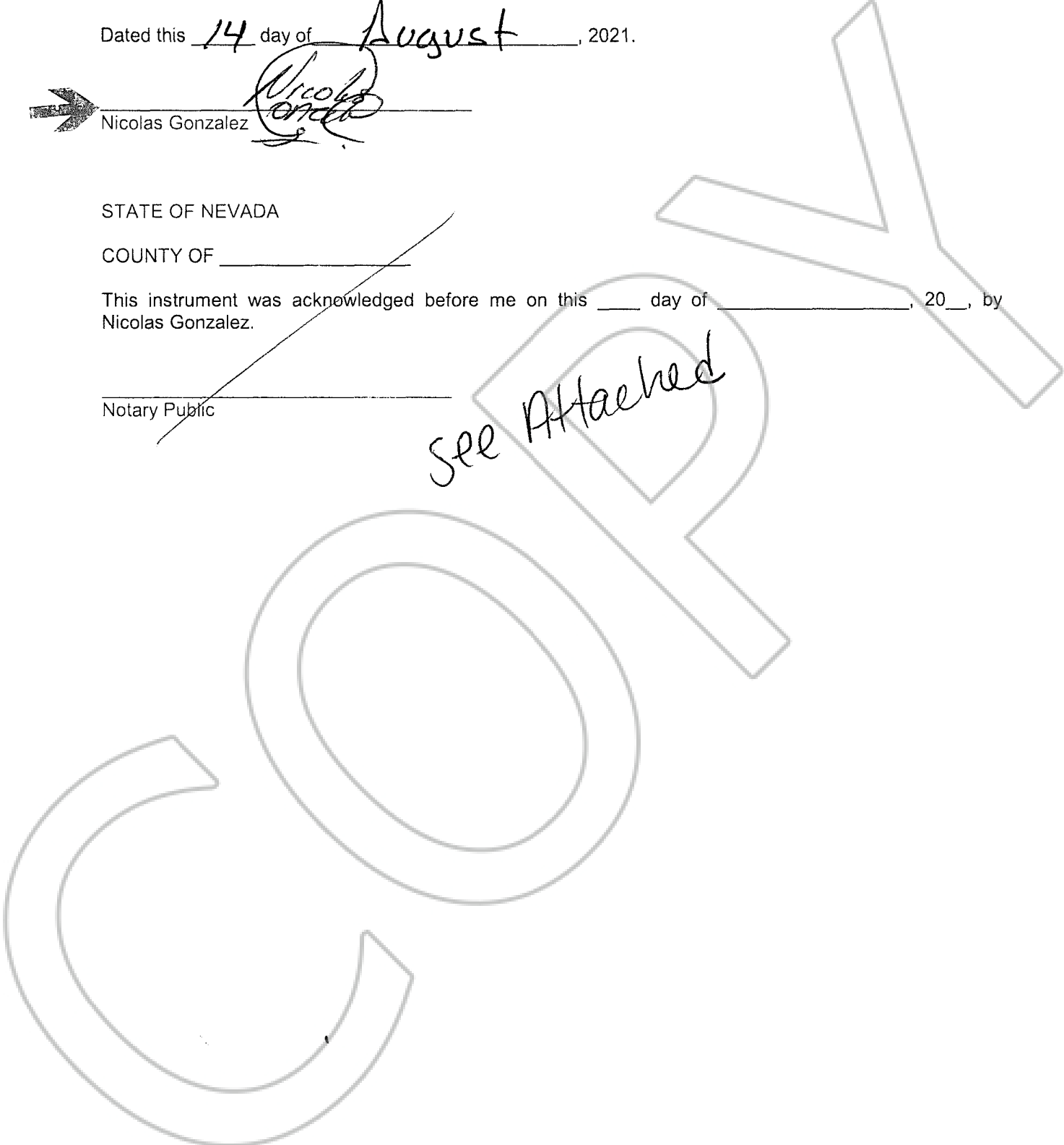
STATE OF NEVADA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Nicolas Gonzalez.

\_\_\_\_\_  
Notary Public

*see Attached*



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Orange )

On 8-17-2021 before me, Shane M. Prebe, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Nicolas Gonzalez  
Name(s) of Signer(s)

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 [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-24-701-010  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,700,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,700,000.00  
 d. Real Property Transfer Tax Due: \$6,630.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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:  Capacity: \_\_\_\_\_ Grantor \_\_\_\_\_  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee \_\_\_\_\_

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

Print Name: Nicolas Gonzalez  
 Address: 2110 E Vista Mesa Way  
 City: Orange  
 State: CA      Zip: 92867

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

Print Name: Yunah Lee  
 Address: 11408 Nebraska Ave #3  
 City: Los Angeles  
 State: California      Zip: 90025

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: First Centennial Title Company of Nevada Esc. #: 21019063-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City      State: NV      Zip: 89703