

APN: 1420-08-217-018  
R.P.T.T.: \$2,203.50  
Escrow No.: 21022465-DC  
When Recorded Return To:  
Daniel Wang and Ai Sato  
2151 46Th Ave  
San Francisco, CA 94116

Mail Tax Statements to:  
Daniel Wang and Ai Sato  
2151 46Th Ave  
San Francisco, CA 94116

DOUGLAS COUNTY, NV **2021-976857**  
RPTT:\$2203.50 Rec:\$40.00  
\$2,243.50 Pgs=2 11/10/2021 01:54 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Mark Christopher Helton and Jenny Kyungsook Helton, husband and wife, as joint tenants with right of survivorship**

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

**Daniel Wang and Ai Sato, husband and wife, as joint tenants**

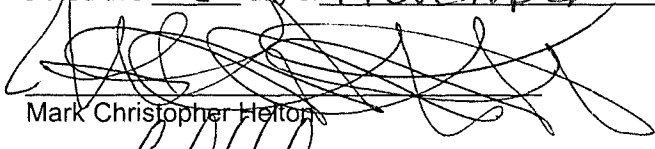
all that real property situated in the Town of Minden, County of Douglas, State of Nevada, described as follows:

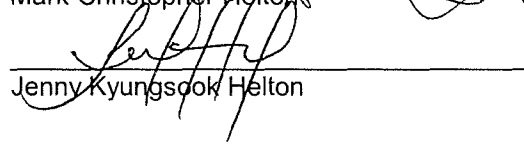
Lot 617, of Final Map Sunridge Heights 3, Phase 6, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on August 24th, 2004, as Document No. 622411.

Assessors Parcel No.: 1420-08-217-018

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

Dated this 8 day of November, 2021.

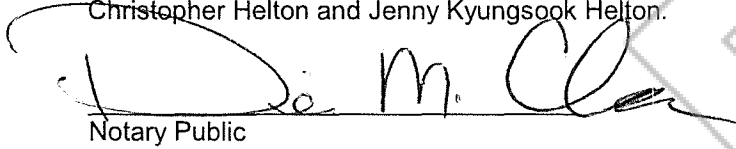
  
Mark Christopher Helton


  
Jenny Kyungsook Helton

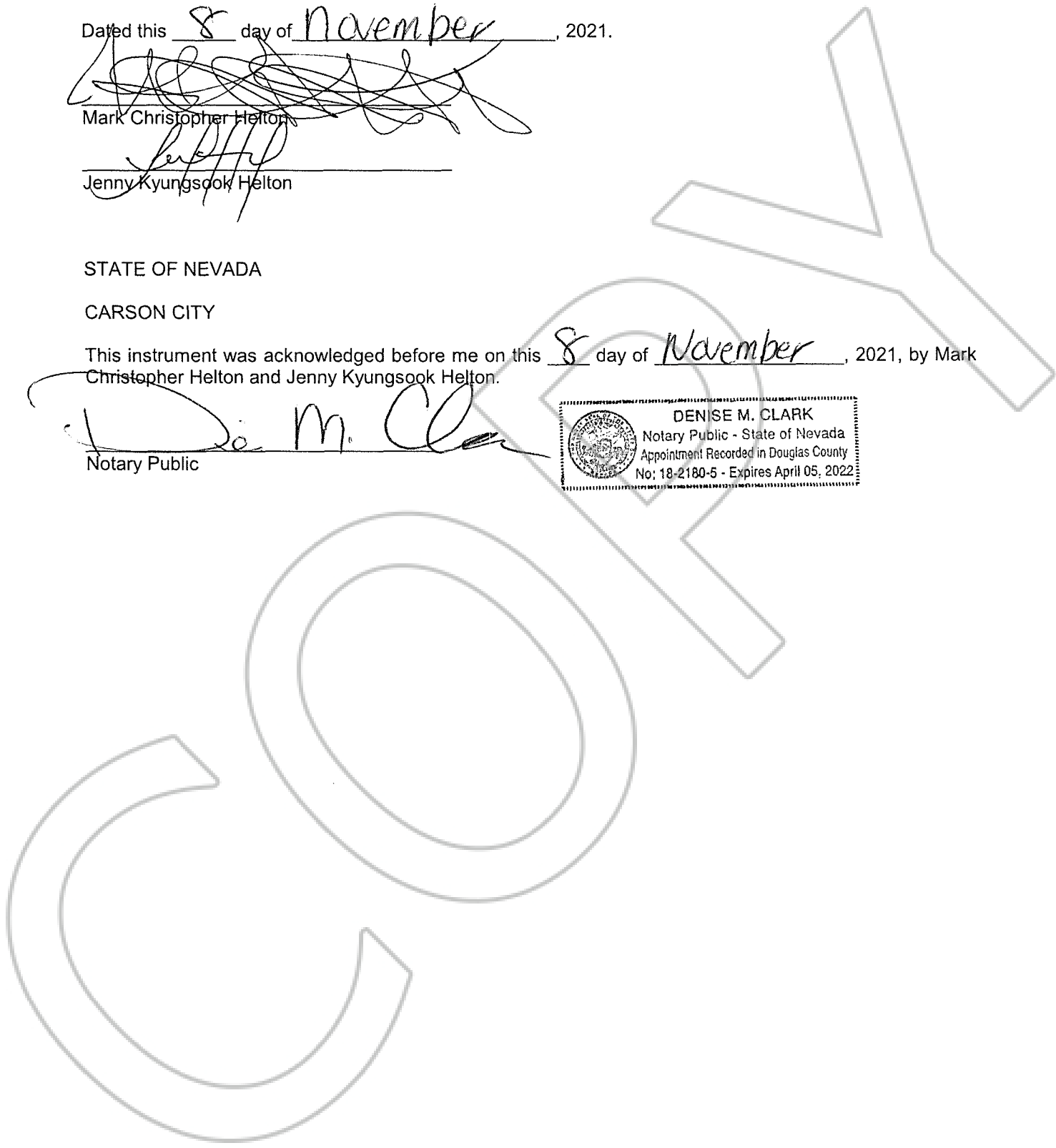
STATE OF NEVADA

CARSON CITY

This instrument was acknowledged before me on this 8 day of November, 2021, by Mark Christopher Helton and Jenny Kyungsook Helton.

  
Notary Public

 DENISE M. CLARK  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 18-2180-5 - Expires April 05, 2022



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-08-217-018  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                       |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input type="checkbox"/> Comm'l/Ind'l                   |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                    |
| <input type="checkbox"/> Other: _____    |  |

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

3. a. Total Value/Sale Price of Property: \$565,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$565,000.00  
 d. Real Property Transfer Tax Due: \$2,203.50
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: [Signature] Capacity: Agent Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: <u>Mark Christopher Helton and Jenny Kyungsook Helton</u>	Print Name: <u>Daniel Wang and Ai Sato</u>
Address: <u>2218 Willow Ridge RD</u>	Address: <u>2151 46Th Ave</u>
City: <u>Reno</u>	City: <u>San Francisco</u>
State: <u>NV</u> Zip: <u>89521</u>	State: <u>California</u> Zip: <u>94116</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21022465-DC  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED