

DOUGLAS COUNTY, NV

2021-978710

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=4

12/21/2021 10:32 AM

RESORT CLOSINGS, INC.

KAREN ELLISON, RECORDER

APN: 42-254-34

Prepared By and Return To:

Anthony S.K. Chen and Swang Yen Li Chen
125 E Emerson Ave, #B
Monterey Park, CA 91755

Mail Tax Statement To:

JASON TA
9619 Woodruff Ave
Temple City, California 91780

GRANT DEED

THIS DEED shall operate to perform the transfer of title from ANTHONY S.K. CHEN and SWANG YEN LI CHEN, TRUSTEES OF THE CHEN FAMILY TRUST DATED OCTOBER 16, 1986, WITH FULL AUTHORITY AND POWER TO BUY, SELL, TRADE, EXCHANGE, MORTGAGE OR OTHERWISE DEAL WITH THE ASSETS OF THE TRUST AS MAY BE NECESSARY IN THE BEST INTEREST OF THE TRUST, ("Grantor(s)") to JASON TA, a single man, as sole and separate property, whose address is 9619 Woodruff Ave, Temple City, California 91780 ("Grantee(s)"):

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;

EXHIBIT "A"

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 034 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six recorded December 18, 1990, as Document No. 241238, as amended Declaration of Annexation of The Ridge Tahoe Phase Six recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of the Easements Affecting The Ridge Tahoe recorded February 24, 1992 as Document No. 271619, and subject to said declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

APN: PTN: 42-254-34

IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: DEC 6, 2021

GRANTOR(S): THE CHEN FAMILY TRUST DATED OCTOBER 16, 1986

Anthony S.K. Chen
ANTHONY S.K. CHEN, TRUSTEE

Swang Yen Li Chen
SWANG YEN LI CHEN, TRUSTEE

Signed, Sealed and Delivered in the Presence Of:

STATE OF: CALIFORNIA

COUNTY OF: LOS ANGELES

THE 06 DAY OF December, 2021, ANTHONY S.K. CHEN, TRUSTEE and SWANG YEN LI CHEN, TRUSTEE, personally appeared before me and acknowledged the foregoing instrument to be his/~~her~~/their voluntary act and deed.

WITNESS my hand and official seal:

Press Notarial Seal or Stamp Clearly and Firmly

Signature: [Signature]

Printed Name: Josephine Poon

A Notary Public in and for said State

My Commission Expires: January 26, 2025

**PLEASE SEE ATTACH
NOTARY LOOSE
CERTIFICATE**

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Los Angeles }

On December 06, 2021 before me, JING WEN TAN, NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared -- Anthony S.K. Chen & Swang Yen Li Chen
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/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

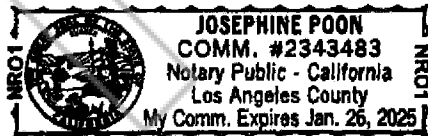
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Grant Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date 12/06/2021

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - Securely attach this document to the signed document with a staple.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 42-254-34
 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 Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$500.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ \$500.00
 Real Property Transfer Tax Due: \$ \$1.95

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.0%

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 *Patty Scanlon* Capacity _____ Agent _____

Signature *Patty Scanlon* Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Anthony S.K. and Swang Yen Li Chen,
 Address: 125 E Emerson Ave. #B
 City: Monterey Park
 State: CA Zip: 91755

Print Name: Jason Ta
 Address: 9619 Woodruff Ave
 City: Temple City
 State: CA Zip: 91780

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Resort Closings, Inc Escrow # 67653
 Address: 3701 Trakker Trail, Suite 2J
 City: Bozeman State: MT Zip: 59718

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