



KAREN ELLISON, RECORDER

E07

A.P. No. 1318-15-111-030
Escrow No. Robert P. Gates, Erskine & Tulley
195 Harcross Road
Woodside, CA 94062-2315
R.P.T.T. None

WHEN RECORDED MAIL TO:
Bernard Tse and Cynthia Tse
1816 Swallow Ridge Way
Roseville, CA 95661

MAIL TAX STATEMENT TO:
Glenn Tse
225 Heron Creek Ct.
Roseville, CA 95661

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bernard Tse and Cynthia Tse, Trustees under the Bernard Tse and
Cynthia Tse 1981 Trust established the 26th day of June 1981, as
restated July 25th, 1990

do(es) hereby GRANT, BARGAIN and SELL to

GLENN TSE and ANDREA TSE, husband and wife

GRANTORS DECLARE THAT THIS IS A GIFT FOR NO CONSIDERATION
TO GRANTORS' SON

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

PARCEL 1

LOT 81AS SHOWN ON THE OFFICIAL PLAT OF PINEWILD UNIT NO. 2, A CONDOMINIUM, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, ON OCTOBER 23, 1973, AS DOCUMENT NO. 69660.

PARCEL 2.

THE EXCLUSIVE RIGHT TO THE USE AND POSSESSION OF THOSE CERTAIN PATIO AREAS ADJACENT TO SAID UNITS DESIGNATED AS "RESTRICTED COMMON AREA" ON THE SUBDIVISION MAP REFERRED TO IN PARCEL NO. 1 ABOVE.

PARCEL 3.

AN UNDIVIDED INTEREST AS TENANTS IN COMMON AS SUCH INTEREST IS SET FORTH IN BOOK 377 AT PAGE 417 THROUGH 421, OF THE REAL PROPERTY DESCRIBED ON THE SUBDIVISION MAP REFERRED TO IN PARCEL NO. 1 ABOVE, DEFINED IN THE AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEWILD, A CONDOMINIUM PROJECT, RECORDED MARCH 11, 1974, IN BOOK 374 OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEWILD, A CONDOMINIUM PROJECT, RECORDED MARCH 9, 1977, IN BOOK 377 OF OFFICIAL RECORDS AT PAGE 411, AS LIMITED COMMON AREA AND THEREBY ALLOCATED TO THE UNIT DESCRIBED IN PARCEL 1, ABOVE, AND EXCEPTING NON- EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE AND REPAIRS OVER THE COMMON AREAS AS DEFINED AND SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

PARCEL 4.

NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL NO. 1 ABOVE, FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE AND REPAIR OVER THE COMMON AREAS DEFINED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINE WILD, MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION PARCEL NO.3 ABOVE.

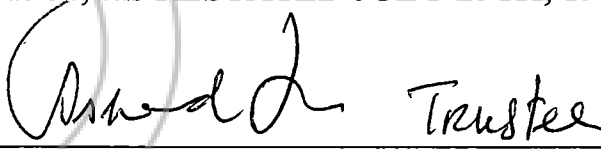
Subject to:

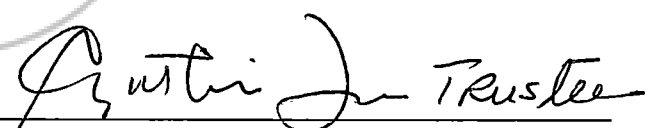
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

✓
Date: 12/15/2021
✓
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BERNARD TSE AND CYNTHIA TSE 1981 TRUST ESTABLISHED THE 26TH DAY OF JUNE 1981, AS RESTATED JULY 25TH, 1990

By 
Bernard Tse, Trustee

By 
Cynthia Tse, Trustee

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)
) ss.
COUNTY OF Placer)

On December 16, 2021, before me, L. Shortridge, Notary Public, personally appeared BERNARD TSE and CYNTHIA TSE, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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] (Seal)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-111-030
 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 OK BC</u>	

3. Total Value/Sales Price of Property: \$ Without consideration
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5, 7
 b. Explain Reason for Exemption: 5) The owner of the property is transferring it to their son.
7) The property is transferred from a trust without any consideration.

5. Partial Interest: Percentage being transferred: 100 %

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 Seller/Trustee, Father
 Signature [Signature] Capacity Buyer, Son
 Bernard Tse
 Glenn Tse

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Bernard Tse, Trustee of The Bernard and	
Print Name: <u>Cynthia Tse Trust dated 6/26/1981</u>	Print Name: <u>Glenn Tse</u>
Address: <u>1816 Swallow Ridge Way</u>	Address: <u>225 Heron Creek Ct.</u>
City: <u>Roseville</u>	City: <u>Roseville</u>
State: <u>CA</u> Zip: <u>95661</u>	State: <u>CA</u> Zip: <u>95661</u>

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Robert P. Gates, ERSKINE + TULLEY Escrow # _____
 Address: 195 Hargress Road
 City: Woodside State: CA Zip: 94062-2315

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