

DOUGLAS COUNTY, NV **2022-981879**
RPTT:\$3042.00 Rec:\$40.00
\$3,082.00 Pgs=2 **02/28/2022 03:35 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-23-210-026
R.P.T.T.: \$3,042.00
Escrow No.: 22025192-DR
When Recorded Return To:
Stephen Bryant Falkner and Trina Raquel
Falkner, Trustees of the Falkner Family
Revocable Trust
40566 Calle Torcida
Temecula, CA 92591

Mail Tax Statements to:
Stephen Bryant Falkner and Trina Raquel
Falkner, Trustees of the Falkner Family
Revocable Trust
40566 Calle Torcida
Temecula, CA 92591

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ed Pramuk and Phyllis Hsia, husband and wife as joint tenants with right of survivorship

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

**Stephen Bryant Falkner and Trina Raquel Falkner, Trustees of the Falkner Family Revocable Trust
dated January 5, 2019**

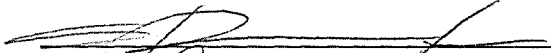

all that real property situated in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

Lot 41, of Lake Village, Phase 2A, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on August 9th, 1972, as Document No. 61076.

Assessors Parcel No.: 1318-23-210-026

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


Dated this 23 day of FEB, 2022.



Ed Pramuk

Phyllis Hsia

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 23 day of Feb., 2022 by Ed Pramuk and Phyllis Hsia.


Notary Public

 **DENA REED**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-210-026
 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: \$780,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$780,000.00
 d. Real Property Transfer Tax Due: \$3,042.00

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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ed Pramuk and Phyllis Hsia
 Address: 18 Kelly Circle
 City: Glenbrook
 State: NV Zip: 89413

Stephen Bryant Falkner and Trina Raquel Falkner, Trustees of Stephen Bryant Falkner and Trina Raquel Falkner, Trustees of the Falkner Family
 Print Name: Revocable Trust dated January 5, 2019
 Address: 40566 Calle Torcida
 City: Temecula
 State: California Zip: 92591

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22025192-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703