

DOUGLAS COUNTY, NV **2022-981935**
RPTT:\$3373.50 Rec:\$40.00
\$3,413.50 Pgs=4 **03/02/2022 09:13 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-23-212-050
R.P.T.T.: \$3,373.50
Escrow No.: 22025222-DR
When Recorded Return To:
Cynthia Hung
8757 Eureka Dr
Stockton, CA 95212

Mail Tax Statements to:
Cynthia Hung
8757 Eureka Dr
Stockton, CA 95212

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Richard Randolph Spevak and Ethel Eileen Spevak, Trustees of Spevak Family Trust dated March 23, 2005

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

Cynthia Hung, an unmarried woman and Gregory Mark Hall, an unmarried man, as joint tenants with right of survivorship

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

Lot 36B, of Lake Village, Phase 2C, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on March 10th, 1972, as Document No. 58124, and as amended by a Certificate of Amendment recorded January 31, 1978, as Document No. 17211.

Assessors Parcel No.: 1318-23-212-050

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

Dated this 24 day of Feb, 2022.

Spevak Family Trust dated March 23, 2005

BY: SIGNED IN COUNTERPART
Richard Randolph Spevak
Trustee


BY: [Signature]
Ethel Eileen Spevak
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 24 day of Feb, 2022 by ~~Richard Randolph Spevak, as Trustee~~ and Ethel Eileen Spevak, as Trustee of Spevak Family Trust dated March 23, 2005.

[Signature]
Notary Public

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

Dated this 25th day of February, 2022.

Spevak Family Trust dated March 23, 2005

BY: [Signature]
Richard Randolph Spevak
Trustee

BY: **SIGNED IN COUNTERPART.**
Ethel Eileen Spevak
Trustee

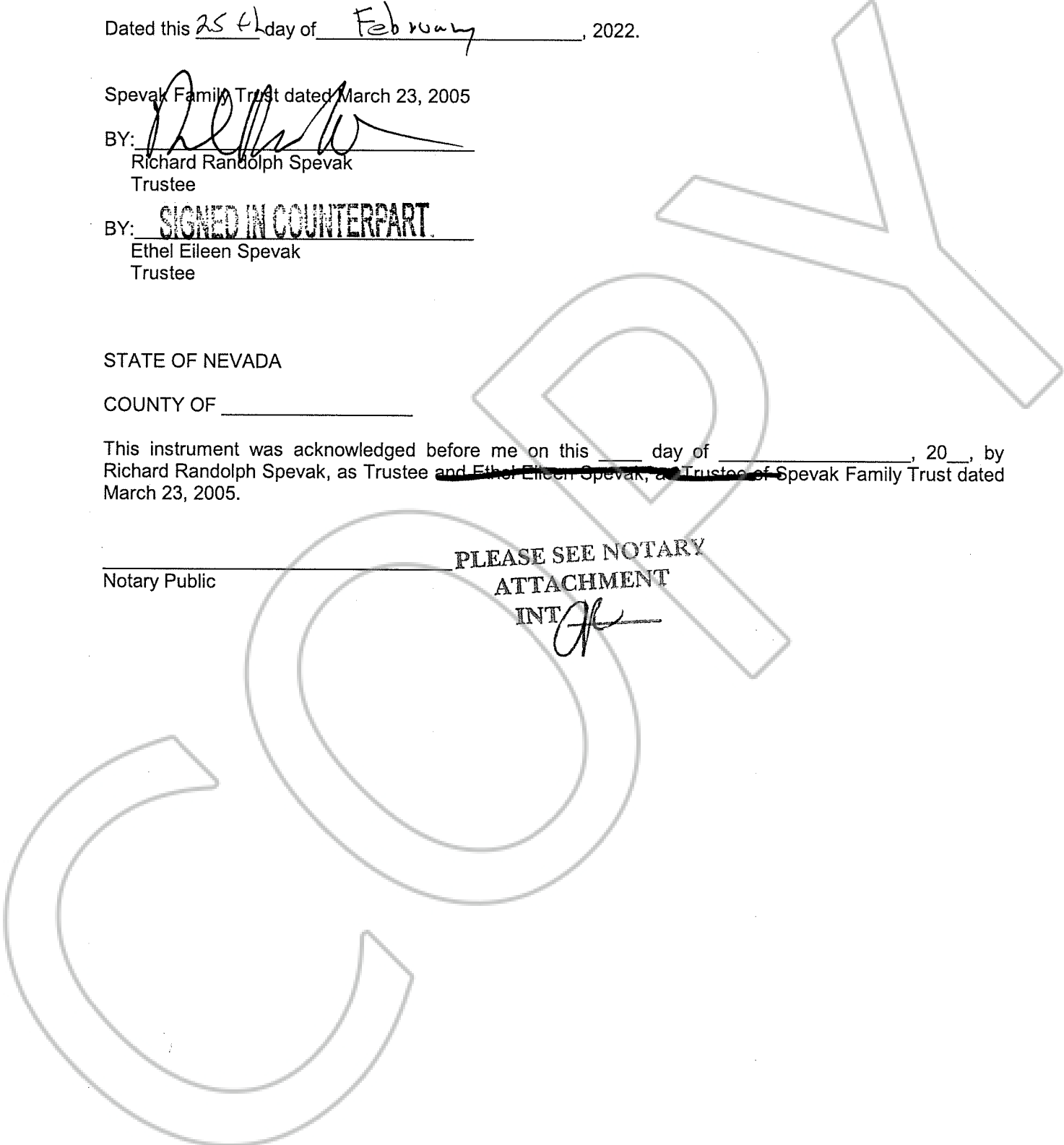
STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by Richard Randolph Spevak, as Trustee and ~~Ethel Eileen Spevak, as Trustee of Spevak Family Trust dated March 23, 2005.~~

Notary Public

PLEASE SEE NOTARY
ATTACHMENT
INT [Signature]



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 }

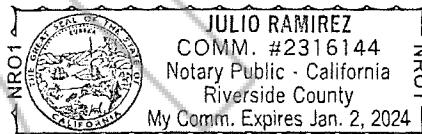
County of Riverside }

On 2/15/2022 before me Julio Ramirez Notary Public
(Here insert name and title of the officer)

personally appeared Richard Randolph Spavak,
 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]
 Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

 (Title or description of attached document)

 (Title or description of attached document continued)

Number of Pages _____ Document Date _____

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 FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-212-050
 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: \$865,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$865,000.00
 d. Real Property Transfer Tax Due: \$3,373.50

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: _____ Capacity: Grantor
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Richard Randolph Spevak and Ethel Eileen Spevak, Trustees of Spevak Family Trust dated March 23, 2005	Print Name: <u>Cynthia Hung and Gregory Mark Hall</u>
Address: <u>P.O. Box 10032</u>	Address: <u>126 B Spooner Lane</u>
City: <u>Zephyr Cove</u>	City: <u>Stateline</u>
State: <u>NV</u> Zip: <u>89448</u>	State: <u>Nevada</u> Zip: <u>89449</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22025222-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703