

DOUGLAS COUNTY, NV

2022-982168

RPTT:\$2632.50 Rec:\$40.00

\$2,672.50 Pgs=2

03/07/2022 01:59 PM

TICOR TITLE - CC (NVTH3K)

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Christopher Nils Kleinknecht and Chenyi Li
246 Corbett Avenue
San Francisco, CA 94114

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2200813-DKD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1319-30-638-004
R.P.T.T. \$2,632.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Sharon Marie Conrad, an unmarried woman

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Christopher Nils Kleinknecht, a single man and Chenyi Li, a single woman, as joint tenants with right of survivorship

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

Lot D, Unit 62, TAHOE VILLAGE NO. 1, an amended map of ALPINE VILLAGE UNIT NO 1, filed in the office of the County Recorder of Douglas County, Nevada, on December 7, 1971, as Document No. 55769.

APN: 1319-30-638-004

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

Signature and notary acknowledgement on page two.

Sharon Marie Conrad

Sharon Marie Conrad

STATE OF ^{OK. Ohio} NEVADA
COUNTY OF Cuyahoga

} ss:

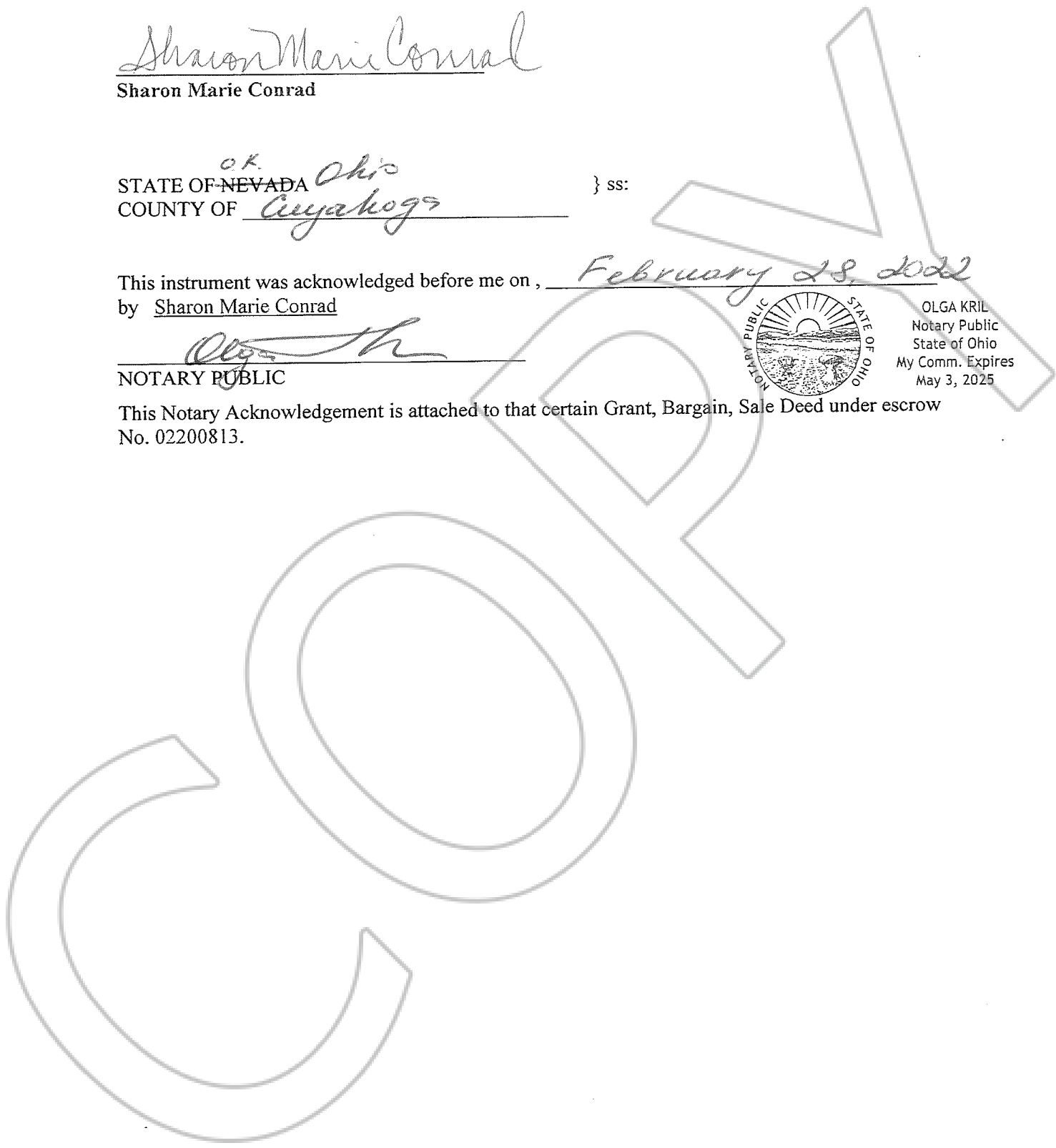
This instrument was acknowledged before me on , February 28, 2022
by Sharon Marie Conrad

[Signature]
NOTARY PUBLIC



OLGA KRIL
Notary Public
State of Ohio
My Comm. Expires
May 3, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02200813.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-30-638-004
 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: _____

3. a. Total Value/Sales Price of Property: \$ 675,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 675,000.00
 d. Real Property Transfer Tax Due: \$ 2,632.50

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%
 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 Sharon Marie Conrad Capacity Grantor
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Sharon Marie Conrad
 Address: 29860 Lake Road
 City: Bay Village
 State: OH Zip: 44140

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Chenyi Li & Christopher Nils Kleinknecht
 Address: 246 Corbett Avenue
 City: San Francisco
 State: CA Zip: 94114

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02200813-010-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED