

DOUGLAS COUNTY, NV **2022-983089**  
RPTT:\$7312.50 Rec:\$40.00  
\$7,352.50 Pgs=2 **03/29/2022 03:51 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1319-18-412-006
<b>R.P.T.T.</b>	\$7,312.50
<b>File No.:</b>	1590587 WLD
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Forest Sexton	
4141 North Roxy Drive	
Medford, OR 97504	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Chih-Lin Hsiao, a married man as his sole and separate property (who acquired title as Chi-Lin Hsiao, a single man) and Chung-Ji Hsiao and Min-Lan Hsiao-Kou, husband and wife, all as joint tennants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Forest Sexton, an unmarried man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 24 as shown on the Map of KINGSBURY VILLAGE UNIT NO. 1, filed for Record in the Office of the County Recorder of Douglas County, Nevada on December 27, 1961, in Book 9, Page 792, as Document No. 19281, and as shown on the Amended Map thereof, filed on July 10, 1963, in Book 18, Page 352, as Document No. 22952.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 14, 2022

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Chih-Lin Hsiao  
Chih-Lin Hsiao

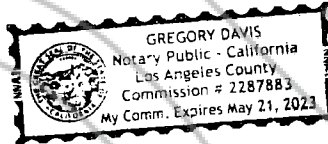
Chung-Ji Hsiao  
Chung-Ji Hsiao

Min-Lan Hsiao-Kou  
Min-Lan Hsiao-Kou

State of California )  
County of Los Angeles ) ss

This instrument was acknowledged before me on the 23 day of March, 2022  
By: Chih-Lin Hsiao, Chung-Ji Hsiao, and Min-Lan Hsiao-Kou

Signature: [Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-18-412-006  
 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  
 Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 1,875,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 1,875,000.00  
 d. Real Property Transfer Tax Due                                \$ 7,312.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 *Chih-Lin Hsiao* Capacity *grantor*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Chih-Lin Hsiao, Chung-Ji Hsiao, and  
Min-Lan Hsiao-Kou  
 Address: 9139 E Fariview Ave  
 City: San Gabriel  
 State: CA Zip: 91775

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Forest Sexton  
 Address: 4141 North Roxy Drive  
 City: Medford  
 State: OR Zip: 97504

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1590587 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED