

DOUGLAS COUNTY, NV **2022-983553**
RPTT:\$12870.00 Rec:\$40.00
\$12,910.00 Pgs=2 **04/11/2022 10:37 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1418-34-610-008
R.P.T.T.: \$12,870.00
Escrow No.: 22026255-DR
When Recorded Return To:
The Bommannan Family Trust dated
February 4, 2016
26970 Taaffe Road
Los Altos Hills, CA 94024

Mail Tax Statements to:
The Bommannan Family Trust dated
February 4, 2016
26970 Taaffe Road
Los Altos Hills, CA 94024

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert K. Chan and Vanessa Le-Chan, Trustees of The Chan Family Trust dated March 2, 2005

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

D. Bommi Bommannan and Jaya Lakshmi Bommannan, Trustees of The Bommannan Family Trust dated February 4, 2016

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

PARCEL 1:

Lot 8, in Block A, of Amended Map of Lincoln Meadows, Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on January 6th, 1978, as Document No. 16415.

PARCEL 2:

Together with a non-exclusive 60 foot easement for roadway and public utilities as granted by Document recorded December 21, 1967, in Book 56, Page 201, as Document No. 39634, Official Records.

Assessors Parcel No.: 1418-34-610-008

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

Dated this 1 day of April, 2022.

The Chan Family Trust dated March 2, 2005

BY: [Signature]
Robert K. Chan
Trustee


BY: [Signature]
Vanessa Le-Chan
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 1st day of April, 2022, by Robert K. Chan, as Trustee and Vanessa Le-Chan, as Trustee of The Chan Family Trust dated March 2, 2005.

[Signature]
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) 1418-34-610-008
 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: \$3,300,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$3,300,000.00
 d. Real Property Transfer Tax Due: \$12,870.00

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: [Signature] Capacity: _____ Grantor _____
 Signature: _____ Capacity: _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Robert K. Chan and Vanessa Le-Chan, Trustees of The Chan Family Trust dated March 2, 2005
 Address: 7231 Olivetas Avenue
 City: La Jolla
 State: CA Zip: 92037

Print Name: D. Bommi Bommannan and Jaya Lakshmi Bommannan, Trustees of The Bommannan Family Trust dated February 4, 2016
 Address: 26970 Taaffe Road
 City: Los Altos Hills
 State: California Zip: 94024

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22026255-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703