

DOUGLAS COUNTY, NV
RPTT:\$4680.00 Rec:\$40.00
\$4,720.00 Pgs=3
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

2022-984438

05/02/2022 12:58 PM

A.P.N.: 1318-23-811-025

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Charlotte M. Straus Revocable Trust
PO Box 2651
Stateline, NV 89449

Escrow No.: ZC3346-JL

RPTT \$4,680.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Genevieve Cu and Annette Cu, wife and wife as joint tenants with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Charlotte M. Straus, trustee, and any successor trustees, of the Charlotte M. Straus Revocable Trust, under declaration of trust dated November 6, 2018

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Genevieve Cu
Genevieve Cu

Annette Cu
Annette Cu

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 4/25/2022

by *Genevieve Cu and Annette Cu*

J. Lane (seal)
Notary Public

J. LANE
Notary Public-State of Nevada
APPT. NO. 98-1380-5
My Appt. Expires 04-09-2025

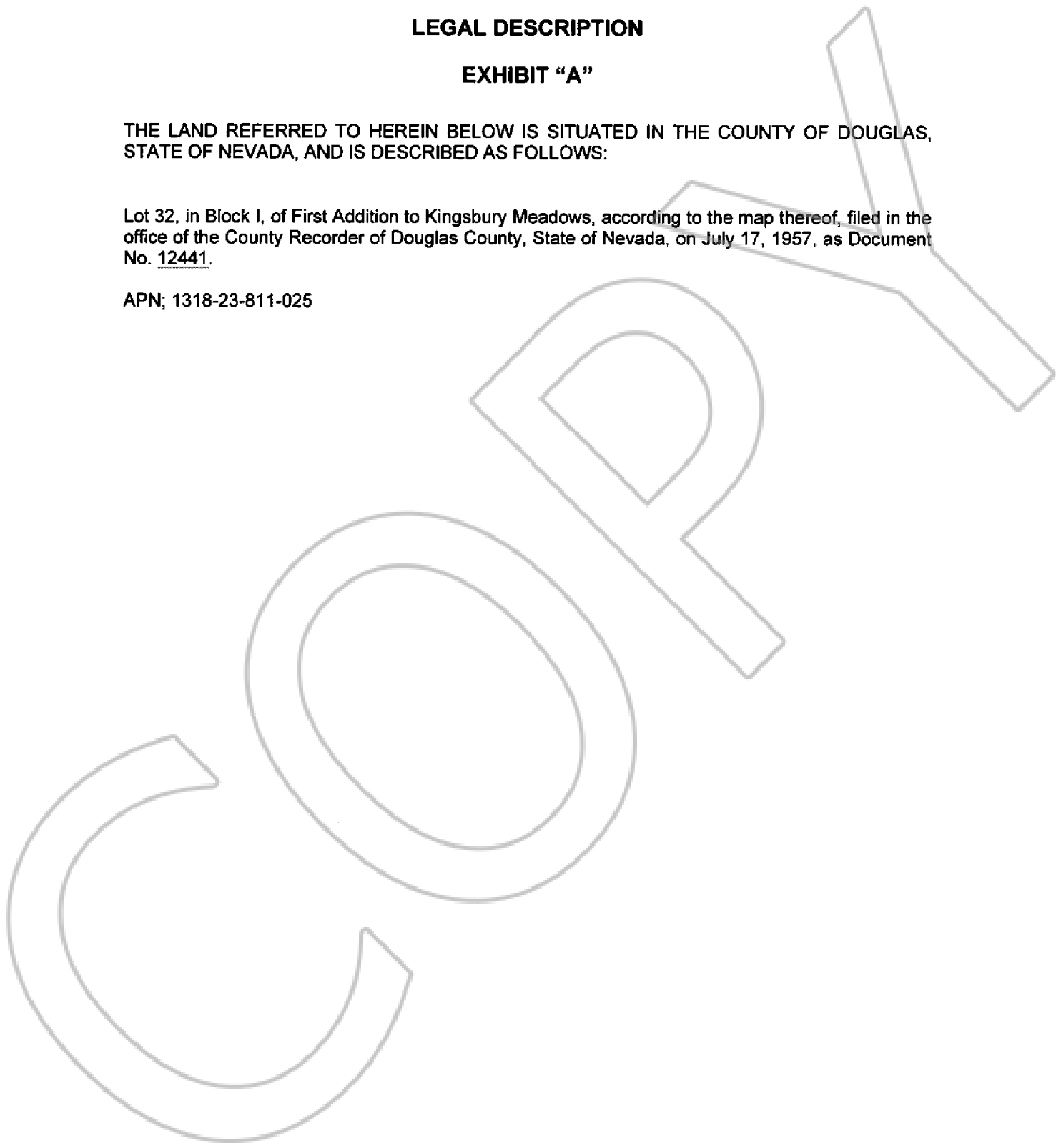
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 32, in Block I, of First Addition to Kingsbury Meadows, according to the map thereof, filed in the
office of the County Recorder of Douglas County, State of Nevada, on July 17, 1957, as Document
No. 12441.

APN: 1318-23-811-025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-811-025
- 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'/Ind'l
- g) Agricultural h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$1,200,000.00

Transfer Tax Value \$1,200,000.00

Real Property Transfer Tax Due: \$4,680.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 *Genevieve Cu* Grantor _____
 Signature *Charlotte Straus* Grantee *Agent*

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Genevieve Cu

Address: PO Box 3314
Stateline, NV 89449

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Charlotte Straus

Address: PO Box 2651
Stateline, NV 89449

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

Print Name: Signature Title Company LLC Escrow #: ZC3346-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED