

DOUGLAS COUNTY, NV **2022-987605**
RPTT:\$6630.00 Rec:\$40.00
\$6,670.00 Pgs=2 **07/19/2022 10:31 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-12-510-006
R.P.T.T.	\$6,630.00
File No.:	1719447 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
David Yao and Leigh Yao	
8386 Mojave Creek Court	
Las Vegas NV 89113	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Kathleen Lutz, as Trustee of The Kathleen Lutz Trust dated 12/04/2014, and any amendments thereto** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **David Yao and Leigh Yao, husband and wife, as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Being a portion of the North one-half of Section 12, Township 12 North, Range 20 East, M.D.B.&M., further described as follows:

Lot 34 in Block G, as set forth on FINAL SUBDIVISION MAP LDA #01-083 FOR PINION RIDGE, filed for record in the office of the County Recorder of Douglas County, State of Nevada on September 15, 2003 in Book 0903, Page 7332 as Document No. 589938.

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: June 2, 2022

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

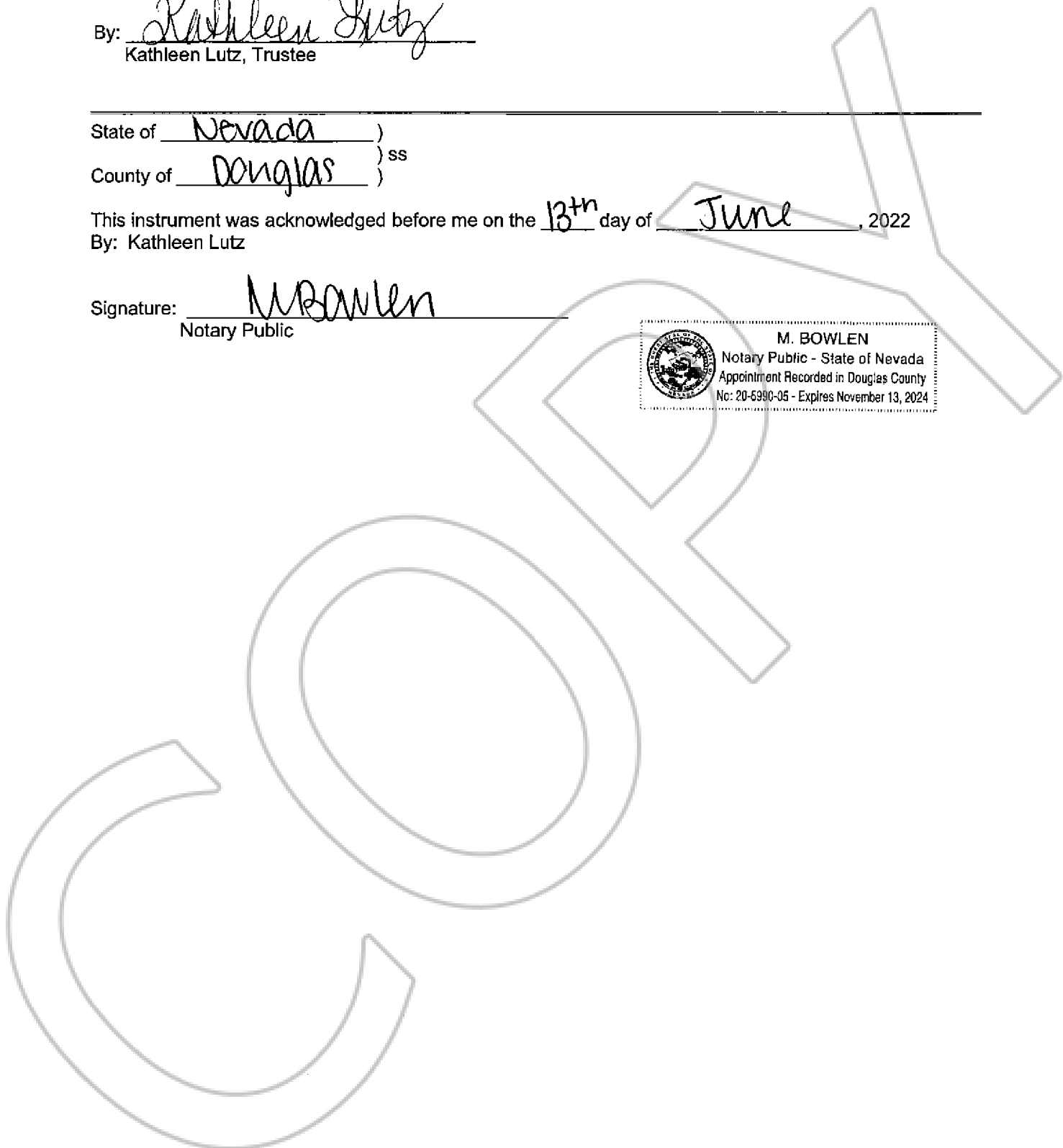
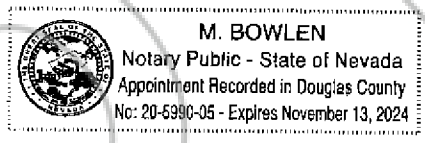
The Kathleen Lutz Trust

By: Kathleen Lutz
Kathleen Lutz, Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 13th day of June, 2022
By: Kathleen Lutz

Signature: M. Bowlen
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-12-510-006
 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 \$ 1,700,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,700,000.00
 d. Real Property Transfer Tax Due \$ 6,630.00

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 M Bowen Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Kathleen Lutz, as Trustee of The Kathleen Lutz Trust dated 12/04/2014, and any amendments thereto
 Address: 3209 Fiji Lane
 City: Alameda
 State: CA Zip: 94502

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: David Yao and Leigh Yao
 Address: 8386 Mojave Creek Court
 City: Las Vegas
 State: NV Zip: 89113

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1719447 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410