

DOUGLAS COUNTY, NV

2022-989170

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

09/02/2022 02:41 PM

KYLER KOHLER OSTERMILLER & SORENSEN, LLP

KAREN ELLISON, RECORDER

E07

APN: 1420-28-811-027

**Prepared by &**

**When Recorded Mail to:**

Kyler Kohler Ostermiller & Sorensen, LLP  
Whitney Ockerman, Legal Assistant  
15 South 1<sup>st</sup> East, Ste. 200  
Rexburg, ID 83440

**Mail Tax Notices to:**

Poiema Trust  
1883 W. Royal Hunte Drive, Suite 200A  
Cedar City, UT 84720

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**WARRANTY DEED**

John Liu and Miki Satsuki Liu, husband and wife, as joint tenants with right of survivorship, Grantors, hereby CONVEY AND WARRANT to John Tienchun Liu and Miki Satsuki Liu, Trustees, or their successors in trust, under Poiema Trust, dated April 4, 2022, and any amendments thereto, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all the real property situated in Douglas County, State of Nevada, and more particularly described as follows:

Lot 27 as shown on the Official Map of SARATOGA HEIGHTS SUBDIVISION UNIT NO. 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada on May 15, 1961, in Book 6, Page 482, as Document No. 17827, Official Records.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any record on said premises.

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

WITNESS the hand of said grantor this 25 day of August, 2022

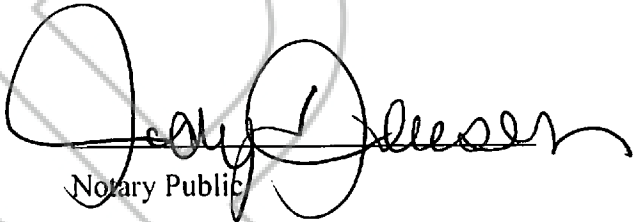
  
John Liu, Grantor

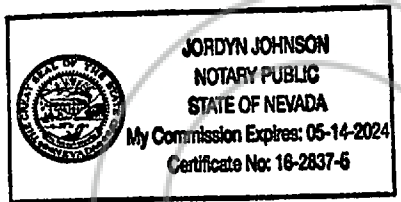
  
Miki Liu, Grantor

STATE OF NEVADA )  
 )  
COUNTY OF Washoe )  
 )  
:SS.

On Aug 25, 2022 before me, Jordyn Johnson Notary Public, personally appeared **John Liu and Miki Liu**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the persons, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1420-28-811-027  
 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: 9/2/22 Trust Ok~A.B.

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer

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 Whitney Ockerman Capacity: Agent for Grantor  
 Signature Whitney Ockerman Capacity: Agent for Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: John Liu and Miki Liu  
 Address: 3495 Lakeside Dr, PMB 1040  
 City: Reno  
 State: NV                      Zip: 89509

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Poiema Trust  
 Address: 3495 Lakeside Dr, PMB 1040  
 City: Reno  
 State: NV                      Zip: 89509

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Whitney Ockerman Escrow # \_\_\_\_\_  
 Address: 15 S 1st E, Ste 200  
 City: Rexburg                      State: ID                      Zip: 83440

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED