

DOUGLAS COUNTY, NV **2022-990574**
RPTT:\$2271.75 Rec:\$40.00
\$2,311.75 Pgs=2 **10/05/2022 02:17 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-23-210-023
R.P.T.T.: \$2,271.75
Escrow No.: 22030735-DR
When Recorded Return To:
Hyejin Lee and Edward Hogan Oser
1435 Alabama Street
San Francisco, CA 94110

Mail Tax Statements to:
Hyejin Lee and Edward Hogan Oser
1435 Alabama Street
San Francisco, CA 94110

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gary Colton and Kathleen Colton, husband and wife, as joint tenants

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

Hyejin Lee and Edward Hogan Oser, wife and husband, as joint tenants with right of survivorship

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

Lot 44, of Lake Village, Phase 2A, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on August 9th, 1972, as Document No. 61076.

Assessors Parcel No.: 1318-23-210-023

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

Dated this 28 day of September, 2022.

[Signature]
Gary Colton


[Signature]
Kathleen Colton

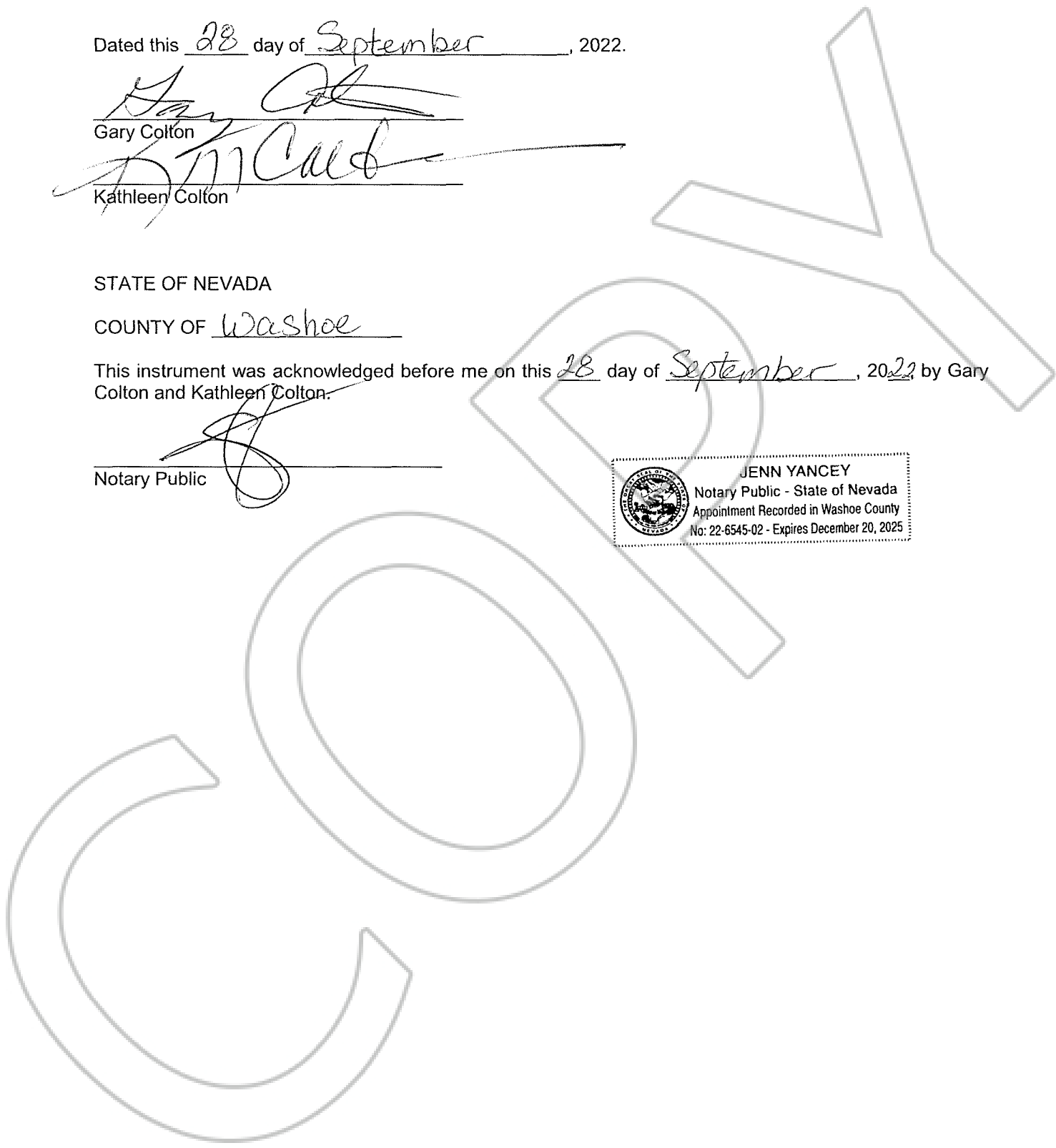
STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 28 day of September, 2022 by Gary Colton and Kathleen Colton.

[Signature]
Notary Public

 JENN YANCEY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 22-6545-02 - Expires December 20, 2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-210-023
 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: \$582,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$582,500.00
 d. Real Property Transfer Tax Due: \$2,271.75

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: <u>Gary Colton and Kathleen Colton</u>	Print Name: <u>Hyejin Lee and Edward Oser</u>
Address: <u>P.O. Box 883</u>	Address: <u>1435 Alabama Street</u>
City: <u>Zephyr Cove</u>	City: <u>San Francisco</u>
State: <u>NV</u> Zip: <u>89448</u>	State: <u>California</u> Zip: <u>94110</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22030735-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED