

DOUGLAS COUNTY, NV

**2022-992346**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

12/12/2022 03:19 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E05

APN: 1319-18-213-001

**R.P.T.T.:** \$0.00

Escrow No.: 22032143-ES

When Recorded Return To:

Michael Chiukwan Lee

126 Vesper Court

Stateline, NV 89449

Mail Tax Statements to:

Michael Chiukwan Lee

126 Vesper Court

Stateline, NV 89449

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Michael Chiukwan Lee an unmarried man and Maria Fung-Ann Lee, an unmarried woman (who acquired title as husband and wife)**

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

**Michael Chiukwan Lee, an unmarried man**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 28 day of November, 2022.

Maria Fung-Ann Lee  
Maria Fung-Ann Lee

\_\_\_\_\_  
Michael Chiukwan Lee

fs  
STATE OF NEVADA CALIFORNIA  
fs  
COUNTY OF ~~GARSON CITY~~ SANTA CLARA

This instrument was acknowledged before me on this 28 day of NOVEMBER, 2022, by Maria Fung-Ann Lee.

T. Singh  
\_\_\_\_\_  
Notary Public



State of Nevada  
County of \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by Michael Chiukwan Lee.

SPACE BELOW FOR RECORDER

Dated this 28 day of November, 2022.

Maria Fung-Ann Lee  
Maria Fung-Ann Lee

Michael Chiukwan Lee  
Michael Chiukwan Lee

pa  
STATE OF NEVADA CALIFORNIA  
pa  
COUNTY OF CARSON CITY SANTA CLARA

This instrument was acknowledged before me on this 28 day of NOVEMBER, 2022, by Maria Fung-Ann Lee.

T. Singh  
Notary Public



State of Nevada  
County of \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by Michael Chiukwan Lee.

See Attached Notary Acknowledgment Certificate

SPACE BELOW FOR RECORDER

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

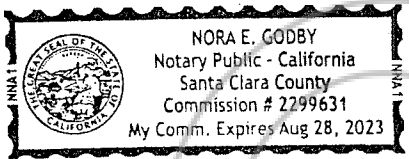
State of California }  
County of Santa Clara

On 12-05-2022 before me, Nora E. Godby, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Michael Chinkwan Lee  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Nora E. Godby  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
Title or Type of Document: Grant, Bargain, Sale Deed  
Document Date: 11-28-2022 Number of Pages: 2  
Signer(s) Other Than Named Above: \_\_\_\_\_

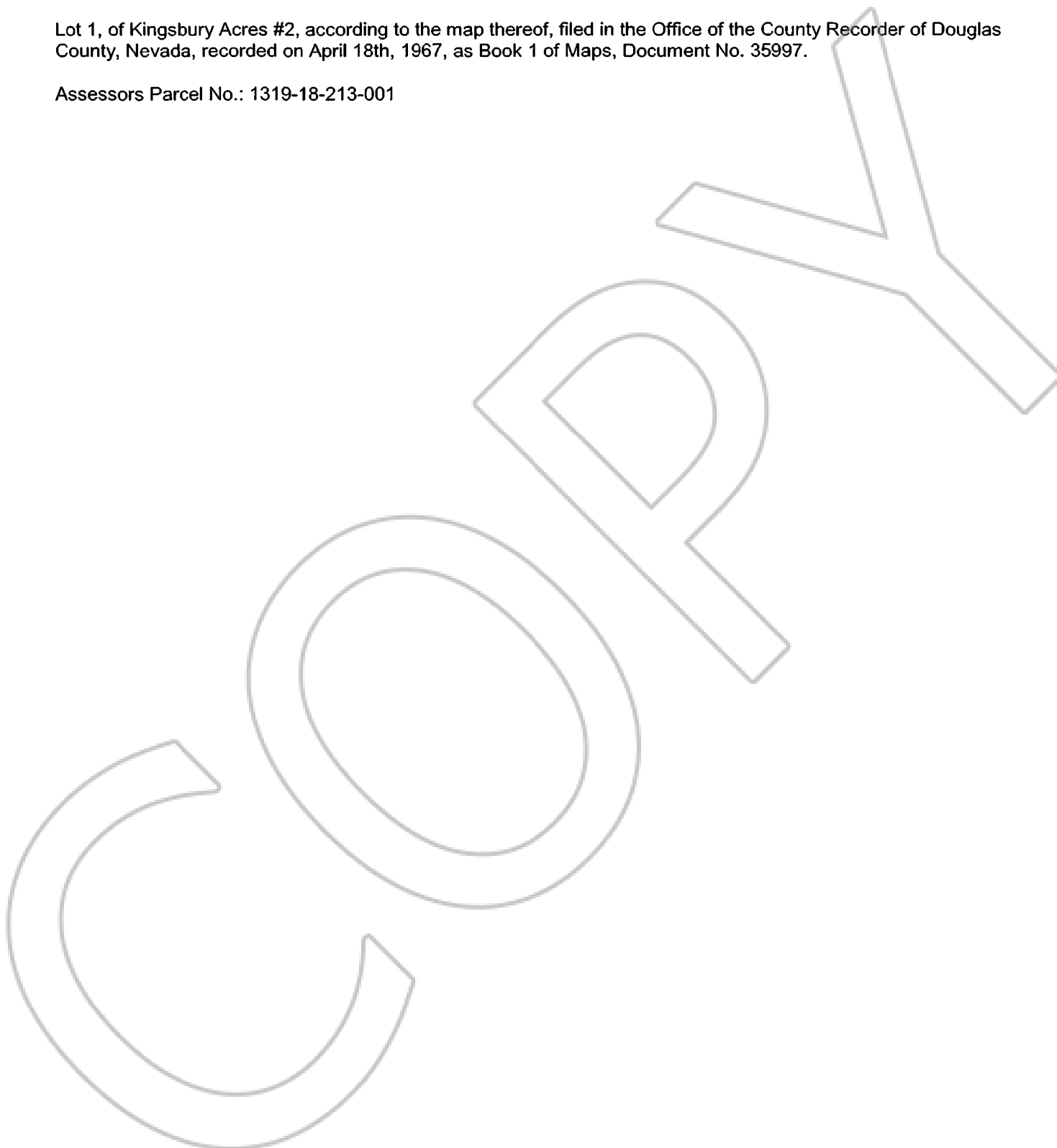
**Capacity(ies) Claimed by Signer(s)**  
Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian of Conservator  Trustee  Guardian of Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

File No.: 22032143-ES

### EXHIBIT A

Lot 1, of Kingsbury Acres #2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on April 18th, 1967, as Book 1 of Maps, Document No. 35997.

Assessors Parcel No.: 1319-18-213-001



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-18-213-001  
 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: \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due: \$0 \_\_\_\_\_

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5  
 b. Explain Reason for Exemption: 1st degree consanguinity or affinity - spouses  
 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: *Maria Fung-Ann Lee* Capacity: \_\_\_\_\_ Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: <u>Maria Fung-Ann Lee</u>	Print Name: <u>Michael Chiukwan Lee, an unmarried man</u>
Address: <u>126 Vesper Court</u>	Address: <u>126 Vesper Court</u>
City: <u>Stateline</u>	City: <u>Stateline</u>
State: <u>NV</u> Zip: <u>89449</u>	State: <u>NV</u> Zip: <u>89449</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22032143-ES  
 Address: 896 W Nye Ln. Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED