

A.P.N.: 1121-05-516-023  
File No: 143-2659176 (et)  
R.P.T.T.: \$1,645.80

When Recorded Mail To: Mail Tax Statements To:  
MELISSA CAPLAN AUSTIN  
37651 S. Bird Rd  
Tracy , CA 95304

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Tina Chin, a single woman

do(es) hereby *GRANT, BARGAIN and SELL* to

Melissa Caplan Austin, Trustee, or her successors in Trust, under the Melissa Caplan Austin Revocable Living Trust, dated November 30, 2022, and any amendments thereto

the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 181, AS SET FORTH ON THE RECORD OF SURVEY FOR PINE VIEW DEVELOPMENT UNIT 6, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON SEPTEMBER 26, 2005, IN BOOK 0905, PAGE 9644, FILE NO. 655937.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

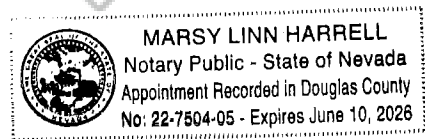
*Tina Chin*

Tina Chin

STATE OF **NEVADA** )  
 : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on December 1, 2022 by **Tina Chin.**

*Marsy Linn Harrell*  
Notary Public  
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2659176.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1121-05-516-023  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$422,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$422,000.00  
 d) Real Property Transfer Tax Due \$1,645.80

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

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

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

Print Name: Tina Chin  
 Address: 1030 Del Webb Pkwy W  
 City: Reno  
 State: NV      Zip: 89523

Print Name: MELISSA CAPLAN AUSTIN  
 Address: 37651 S. Bird Rd  
 City: Tracy  
 State: CA      Zip: 95304

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

First American Title Insurance  
 Print Name: Company  
 Address 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2659176 et/ et  
 State: NV      Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)