

APN# 1419-10-001-027

Recording Requested by/Mail to:

Name: Gunderson Law Firm

Address: 3895 Warren Way

City/State/Zip: Reno, Nevada 89509

Mail Tax Statements to:

Name: Jimmy & Miran Liu, as Co-Trustees of the K. Liu Trust, U/A dated June 16, 2020

Address: 259 Swifts Station Drive

City/State/Zip: Carson City, Nevada 89705

Grant, Bargain, Sale Deed

Title of Document (required)

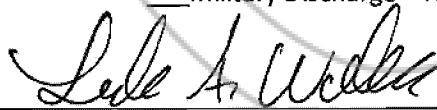
----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

Luke A. Walker

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

APN No.: 1419-10-001-027

When Recorded Return to:
Gunderson Law Firm
3895 Warren Way
Reno, Nevada 89509

Mail Tax Statements to:
Jimmy Liu & Miran Liu, Trustees
259 Swifts Station Dr.
Carson City, Nevada 89705

GRANT, BARGAIN, SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jimmy K. Liu and Miran K. Liu, husband and wife as community property with right of survivorship**

do hereby Grant, Bargain, Sell and Convey to **Jimmy Liu and Miran Liu, as co-Trustees of THE K. LIU TRUST, U/A dated June 16, 2020**

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

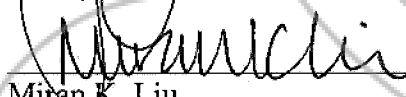
See Exhibit A attached hereto and made a part hereof.

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

Witness our hands this 20th day of December, 2022.



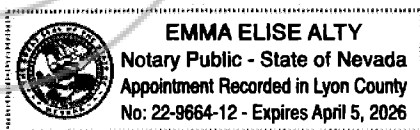
Jimmy K. Liu




Miran K. Liu

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on December 20, 2022 by Jimmy K. Liu and Miran K. Liu





NOTARY PUBLIC
Commission Expires 4/5/26

EXHIBIT "A"
Legal Description

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

PARCEL 1:

Lot 22 of CLEAR CREEK TAHOE – PHASE 1A & 1B, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 18, 2016, as File No. 2016-890939, Official Records.

PARCEL 2:

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016-888265, Official Records

APN: 1419-10-001-027

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1419-10-001-027
 - 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
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - js</u>	

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

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 7
 - b. Explain Reason for Exemption: Transfer to trust without consideration and presented with certificate of trust at time of transfer.

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] Capacity Attorney for Grantor
 Signature [Signature] Capacity Attorney for Grantee

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

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

Print Name: Jimmy K. & Miran K. Liu
 Address: 259 Swifts Station Drive
 City: Carson City
 State: Nevada Zip: 89705

Print Name: The K. Liu Trust, U/A dated June 16, 2020
 Address: 259 Swifts Station Drive
 City: Carson City
 State: Nevada Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Gunderson Law Firm Escrow # _____
 Address: 3895 Warren Way
 City: Reno State: Nevada Zip: 89509

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