

DOUGLAS COUNTY, NV

2023-1001761

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

10/25/2023 03:29 PM

U.S. DEEDS

SHAWNYNE GARREN, RECORDER

E07

ASSESSOR'S PARCEL NO. 1318-23-315-029

WHEN RECORDED MAIL TO:

RACHEL SHEPPEARD
MEIER LAW FIRM
450 NEWPORT CENTER DRIVE
SUITE 500
NEWPORT BEACH, CA 92660

MAIL TAX NOTICES TO:

PAUL KIM, TRUSTEE
MARIA FRANCHESCA KIM, TRUSTEE
170 SIERRA COLINA DRIVE
STATELINE, NV 89449

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PAUL KIM and MARIA FRANCHESCA KIM, who took title as FRANCHESCA KIM, husband and wife as community property with right of survivorship (herein, "Grantor"), whose address is 170 Sierra Colina Drive, Stateline, NV 89449, hereby GRANTS, BARGAINS, SELLS AND CONVEYS TO PAUL KIM AND MARIA FRANCHESCA KIM, Trustees, or any successors in trust, under the KIM FAMILY TRUST dated Oct. 10, 2023, and any amendments thereto (herein, "Grantee"), whose address is 170 Sierra Colina Drive, Stateline, NV 89449, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 170 Sierra Colina Drive, Stateline, NV 89449

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.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 10th day of October, 2023.

GRANTOR:


PAUL KIM

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, by PAUL KIM.

Affix Notary Seal inside box or document is unrecordable.



NOTARY PUBLIC

See attached

GRANTOR:


MARIA FRANCHESCA KIM, who took title as
FRANCHESCA KIM

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, by MARIA
FRANCHESCA KIM, who took title as FRANCHESCA KIM.

Affix Notary Seal inside box or document is unrecordable.



NOTARY PUBLIC

See attached

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.

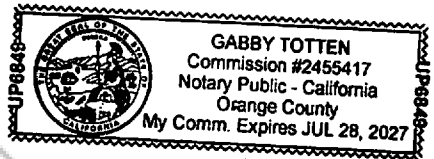
State of California)
County of Orange)

On October 10, 2023 before me, Gabby Totten (here insert name and title of the officer), personally appeared Paul Kim and Maria Franchesca Kim, 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.

Signature *Gabby Totten* (Seal)



Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Kim Family Trust dated



PAUL KIM, Trustee



MARIA FRANCHESCA KIM, Trustee
Grantee

COOPER

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 44 as set forth on the official map of Final Map for Sierra Colina, filed for record on August 7, 2018, as Document No. 2018-917763.

Per NRS 111.312, this legal description was previously recorded as Document No. 2021-978564, on December 17, 2021, in the office of the Recorder of Douglas County, Nevada.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 1318-23-315-029
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 RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: Verified Trust - js

3. Total Value/Sales Price of Property \$ 0.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ 0.00
Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section 7
b. Explain Reason for Exemption: Transfer to trust for no consideration

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 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 *Paul Kim* Capacity GRANTOR

Signature *Maria Franchesca Kim* Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Paul Kim and Maria Franchesca
Kim wtta Franchesca Kim
Address: 170 Sierra Colina Drive
City: Stateline
State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kim Family Trust
Address: 170 Sierra Colina Drive
City: Stateline
State: NV Zip: 89449

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

Print Name: US DEEDS Escrow #: _____
Address: 423 Lithia Pinecrest Rd.
City: Brandon State: FL Zip: 33511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED