

DOUGLAS COUNTY, NV

2023-995528

RPTT:\$5070.00 Rec:\$40.00

\$5,110.00 Pgs=3

04/13/2023 12:00 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1318-25-110-016

R.P.T.T.: \$5,070.00

Escrow No.: 23033844-DR

When Recorded Return To:

Kenneth Chan and Stephanie Lam

1295 Park Pacifica Avenue

Pacifica, CA 94044

Mail Tax Statements to:

Kenneth Chan and Stephanie Lam

1295 Park Pacifica Avenue

Pacifica, CA 94044

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Steven Astengo, a married man, as his sole and separate property

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

Kenneth Chan and Stephanie Lam, husband and wife, as community property with right of survivorship

all that real property situated in the 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 4 day of April, 2023.

[Signature]
Steven Astengo

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 4 day of April, 2023 by Steven Astengo.

[Signature]
Notary Public

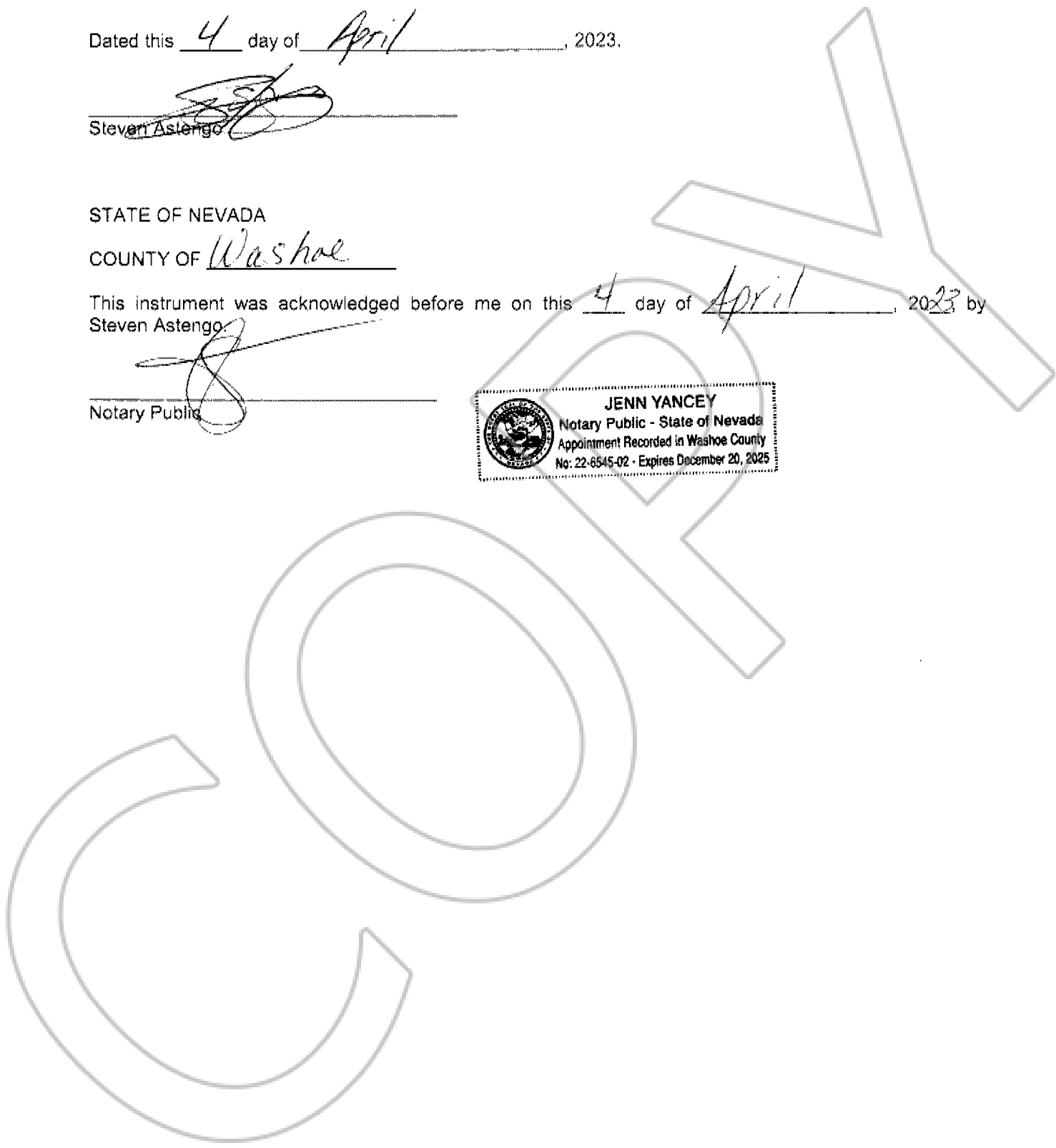
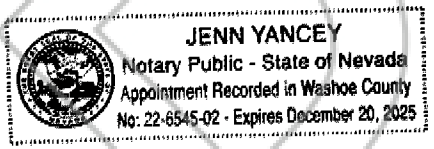


EXHIBIT "A"

A parcel of land located within a portion of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 13 North, Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

All that portion of Lot 1 per that Final Map of Edgewood Creek Estates, filed for record on July 7, 1976 as Document Number 01543, and Adjusted Lot 2 per that Quitclaim Deed, filed for record on November 2, 2018, as Document Number 2018-921720 and shown on that Record of Survey filed for record on November 2, 2018 as Document Number 2018-921721, being more particularly described as follows:

Beginning at the Southwest corner of said Adjusted Lot 2, said Point being on the Easterly right-of-way of Easy Street,

thence along said Easterly right-of-way of Easy Street the following three (3) courses:

1. along a curve concave to the Southeast, having a radius of 85.00 feet, a central angle of $31^{\circ}48'57''$ and an arc length of 47.20 feet, the chord of said curve bears North $40^{\circ}11'36''$ East 46.60 feet;

2. North $56^{\circ}06'04''$ East 82.52 feet;

3. along a curve concave to the Northwest, having a radius of 175.00 feet, a central angle of $22^{\circ}30'15''$ and an arc length of 68.73 feet, the chord of said curve bears North $44^{\circ}50'57''$ East 68.29 feet;

thence leaving said Easterly right-of-way of Easy Street South $58^{\circ}55'09''$ East 98.07 feet;

thence South $85^{\circ}29'51''$ East 231.09 feet to the Easterly boundary of said Lot 1;

thence along said Easterly boundary of said Lot 1, and continuing along the Easterly boundary of said Adjusted Lot 2, South $00^{\circ}03'38''$ East 99.59 feet;

thence leaving said Easterly boundary of said Adjusted Lot 2, along the Southerly boundary of said Adjusted Lot 2 the following four (4) courses:

1. North $85^{\circ}15'00''$ West 302.05 feet;

2. South $00^{\circ}23'38''$ West 27.90 feet;

3. North $76^{\circ}14'03''$ West 99.26 feet;

4. North $74^{\circ}32'22''$ West 65.98 feet to the Point of Beginning.

NOTE: Said legal description previously appeared in Boundary Line Adjustment Deed recorded June 30, 2022, as Document No. 2022-986895, Official Records, Douglas County, Nevada.

Assessor's Parcel No.: 1318-25-110-016

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-25-110-016
 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: \$1,300,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,300,000.00
 d. Real Property Transfer Tax Due: \$5,070.00

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:  Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Steven Astengo
 Address: P.O. Box 30321
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kenneth Chan and Stephanie Lam
 Address: 1295 Park Pacifica Avenue
 City: Pacifica
 State: California Zip: 94044

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23033844-DR
 Address: 896 W Nye Ln, Ste 104
 City Carson City State: NV Zip: 89703