

DOUGLAS COUNTY, NV **2023-996071**
RPTT:\$1501.50 Rec:\$40.00
\$1,541.50 Pgs=3 **04/28/2023 03:48 PM**
TICOR TITLE - RENO (MAIN)
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Gary Leung & Betty Leung, Trustees of
The Betty and Gary Leung 1996 Family Trust
PO Box 17322
Reno, NV 89511

MAIL TAX STATEMENTS TO:
Same as Above

Escrow No. 2300781-KA

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1219-04-002-009
R.P.T.T. \$1,501.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Carole S. Talan, Trustee of The Carole S. Talan Family Trust

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Gary Leung and Betty Leung, Trustees of The Betty and Gary Leung 1996 Family Trust dated August 27, 1996

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

The Carole S. Talan Family Trust

Carole S. Talan

Carole S. Talan, Trustee

STATE OF ARIZONA
COUNTY OF Maricopa

} ss:

This instrument was acknowledged before me on,
by Carole S. Talan

April 26, 2023

Mariana P. Celaya
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02300781.

Escrow No. 2300781-KA

**EXHIBIT A
LEGAL DESCRIPTION**

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

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

PARCEL 1:

Commencing at the East 1/4 corner of said Section 4, which point is the Northeast corner of the herein described parcel and the TRUE POINT OF BEGINNING; thence along the Easterly line of said Northeast 1/4 of the Southeast 1/4, South 00°14'29" East, a distance of 234.93 feet; thence South 00°12'08" East a distance of 212.77 feet to a point on the Northerly right-of-way line of Kingsbury Grade; thence along said line North 44°27'00" West a distance of 71.69 feet; thence leaving said line North 21°00'06" West a distance of 338.97 feet; thence North 00°14'29" West a distance of 80.00 feet to a point on the Northerly line of said Northeast 1/4 of the Southeast 1/4; thence along said line North 89°58'35" East a distance of 170.28 feet to the POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH a private access easement 40.00 feet in width lying 20.00 feet on either side of the following described centerline line with the side lines being shortened or lengthened as necessary to meet the grantors property lines:

Commencing at the East 1/4 corner of aforesaid Section 4; thence along the East line of said Section 4, South 00°07'00" East a distance of 447.22 feet to the Northeasterly right-of-way line of Kingsbury Grade, State Route 207; thence along said right-of-way line of Kingsbury Grade, State Route 207; thence along said right-of-way line North 44°27'00" West a distance of 153.87 feet to a point in the center of an existing driveway which point is the TRUE POINT OF BEGINNING of the centerline of this 40.00 foot wide access easement; thence leaving said right-of-way line and along said centerline North 15°15'03" East a distance of 106.91 feet to the South line of that parcel described in Deed filed for record in Book 1291, at Page 965, Official Records of Douglas County, Nevada and the terminus of this 40.00 foot wide access easement.

Said premises more fully set forth on that certain Survey Map recorded January 10, 1994, in Book 194, Page 1598 as Document No. 327221.

APN: 1219-04-002-009

Note: Document No. 962412 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1219-04-002-009
 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: _____	

3. a. Total Value/Sales Price of Property: \$ 385,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 385,000.00
 d. Real Property Transfer Tax Due: \$ 1,501.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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 Carole S. Talan Capacity Seller
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Carole S. Talan, Trustee of The Carole S. Talan Family Trust
 Address: 39861 S. Winding Trail Dr.
 City: Tuscon
 State: AZ Zip: 85731

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Gary Leung & Betty Leung, Trustees of The Betty and Gary Leung 1996 Family Trust dated August 27, 1996
 Address: PO Box 17322
 City: Reno
 State: NV Zip: 89511

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02300781-001-KA
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED