

DOUGLAS COUNTY, NV  
RPTT:\$1696.50 Rec:\$40.00  
\$1,736.50 Pgs=2  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

**2024-1003853**

01/11/2024 02:06 PM

WHEN RECORDED MAIL TO:  
David B. Berkman  
Emily Berkman  
1428 Leonard Rd  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 2303779-RLT

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.: 1220-21-610-035  
R.P.T.T. \$1,696.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Chi Wai Stephen Lau, a married man as his sole and separate property who acquired title as an unmarried man

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to David B. Berkman and Emily Berkman, Husband and Wife as Joint tenants with right of survivorship

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

**Lot 446 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512, Official Records.**

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

**Signature and notary acknowledgement on page two.**

  
\_\_\_\_\_  
Chi Wai Stephen Lau

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 1/9/2024  
by Chi Wai Stephen Lau

\_\_\_\_\_  
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02303779.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-21-610-035  
 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: \$ 435,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 435,000.00  
 d. Real Property Transfer Tax Due: \$ 1,696.50

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 *Chi Wai Stephen Lau* Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Chi Wai Stephen Lau  
 Address: 6112 Alpine Blue Drive  
 City: San Ramon  
 State: Ca Zip: 94582

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: David B. Berkman and Emily Berkman  
 Address: 1428 Leonard Rd  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02303779-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED