

A.P.N.: 1419-22-710-010
File No: 143-2663635 (et)
R.P.T.T.: \$1,365.00

When Recorded Mail To: Mail Tax Statements To:
JOHN MICHAEL YUNKER AND CANDACE LEE YUNKER
7 Mariposa
Trabuco Canyon, CA 92679

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Albert Yun-Shu Chu, Trustee, or his successors in trust, under the Chu Living Trust,
dated June 06, 2018

do(es) hereby *GRANT, BARGAIN and SELL* to

JOHN MICHAEL YUNKER AND CANDACE LEE YUNKER, AS TRUSTEE OR ANY SUCCESSOR
TRUSTEE OF THE YUNKER REVOCABLE LIVING TRUST UNDER INSTRUMENT DATED
APRIL 23, 2012

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

**LOT 44, AS SHOWN ON THE FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT
PD 05-012 CANYON CREEK ESTATES, RECORDED ON MARCH 15, 2007, IN THE
OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, IN BOOK 0307 AT
PAGE 4530 AS DOCUMENT NO. 697065, OFFICIAL RECORDS, AND THAT CERTAIN
CERTIFICATE OF AMENDMENT RECORDED ON MARCH 27, 2007 IN BOOK 0307 AT
PAGE 8650 AS DOCUMENT NO. 0697842 CHANGING THE NAME OF THE SUBDIVISION
MAP TO CANYON CREEK ESTATES PHASE 2.**

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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Albert Yun-Shu Chu, Trustee, or his successors
in trust, under the Chu Living Trust, dated June
06, 2018

Albert Yun-Shu Chu

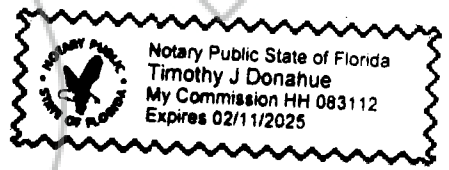
Albert Yun-Shu Chu, Trustee

STATE OF Florida
~~NEVADA~~)
) **ss.**
COUNTY OF DOUGLAS)
Saint Lucie)

This instrument was acknowledged before me on January 9, 2024 by
Albert Yun-Shu Chu, Trustee.

[Signature]

Notary Public
(My commission expires: 02/11/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2663635.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1419-22-710-010
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$350,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$350,000.00
 d) Real Property Transfer Tax Due \$1,365.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]
 Signature: _____

Capacity: Trustee Grantor
 Capacity: _____

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

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

Print Name: The Chu Living Trust
 Address: 2226 SW ABALON CIR
 City: PORT ST LUCIE
 State: FL Zip: 34953

Print Name: YUNKER
 Address: 7 Mariposa
 City: Trabuco Canyon
 State: CA Zip: 92679

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2663635 et/ MH
 State: NV Zip: 89423

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