

DOUGLAS COUNTY, NV      **2024-1005770**  
RPTT:\$4555.20 Rec:\$40.00  
\$4,595.20 Pgs=2      **03/19/2024 02:09 PM**  
TICOR TITLE - CC (NVTH3K)  
**SHAWNYNE GARREN, RECORDER**

WHEN RECORDED MAIL TO:  
Patrick Lee and Daranee Lee, Trustees of the Lee  
Family Trust, dated October 5, 2010  
1088 Leroy St  
San Diego, CA 92106

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 2400098-DKD

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.: 1318-10-417-033  
R.P.T.T. \$4,555.20

SPACE ABOVE FOR RECORDER'S USE ONLY

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

**THIS INDENTURE WITNESSETH:** That Enrique Montoya, (surviving tenant)

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, do/does hereby  
**Grant, Bargain, Sell and Convey** to Patrick Lee and Daranee Lee, Trustees of the Lee Family Trust,  
dated October 5, 2010

:

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

Lot 1, Block 3, as shown on the map of Zephyr Heights Subdivision, filed in the office of the county  
Recorder of Douglas County, Nevada on July 5, 1947, as Document No. 5160.

APN: 1318-10-417-033

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

Signature and notary acknowledgement on page two.

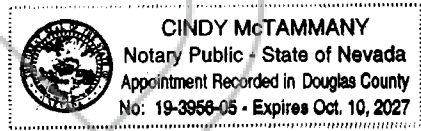
Enrique Montoya  
Enrique Montoya

STATE OF NEVADA  
COUNTY OF Carson City

} ss:

This instrument was acknowledged before me on, March 13th, 2024  
by Enrique Montoya

Cindy McTammany  
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02400098.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1318-10-417-033  
 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: \$ 1,168,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 1,168,000.00  
 d. Real Property Transfer Tax Due: \$ 4,555.20

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%

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 Enrique Montoya Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Enrique Montoya  
 \_\_\_\_\_  
 Address: PO Box 10335  
 \_\_\_\_\_  
 City: Zephyr Cove  
 \_\_\_\_\_  
 State: NV Zip: 89448  
 \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Patrick Lee and Daranee Lee,  
 Trustees of the Lee Family Trust, dated October 5,  
 2010  
 \_\_\_\_\_  
 Address: 1088 Leroy St  
 \_\_\_\_\_  
 City: San Diego  
 \_\_\_\_\_  
 State: CA Zip: 92186  
 \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Tigor Title of Nevada, Inc. Escrow No.: 02400098-010-DKD  
 \_\_\_\_\_  
 Address: 307 W. Winnie Lane Suite #1  
 \_\_\_\_\_  
 City, State, Zip: Carson City, NV 89703  
 \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED