

DOUGLAS COUNTY, NV  
RPTT:\$1755.00 Rec:\$40.00  
\$1,795.00 Pgs=3

**2024-1006260**

**04/02/2024 09:51 AM**

SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

**A.P.N.: 1319-19-720-012**

**RECORDING REQUESTED BY:**  
**Signature Title Company LLC**  
**212 Elks Point Road, Suite 445, P.O. Box 10297**  
**Zephyr Cove, NV 89448**

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

**Kieran Ryan Kearney and Jessica Galiste**  
**PO Box 6011**  
**Stateline, NV 89449**

**Escrow No.: ZC3761-JL**

RPTT \$1,755.00

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

THIS INDENTURE WITNESSETH: That

**Katie Yao and Anthony Chan, Wife and Husband as Joint Tenants as to an undivided 50% interest and William McKinley and Julia Chan, Husband and Wife as Joint Tenants With Right of Survivorship as to an undivided 50% interest**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Kieran Ryan Kearney, a Single Man and Jessica Galiste, a Single Woman, as Joint Tenants with Right of Survivorship**

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

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

Anthony Chan  
Anthony Chan

Katie Yao  
Katie Yao

William McKinley  
William McKinley

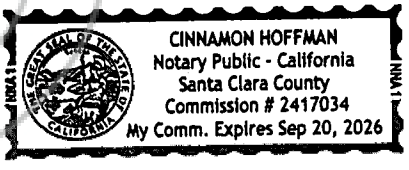
Julia Chan  
Julia Chan

STATE OF California } ss:  
COUNTY OF Santa Clara

This instrument was acknowledged before me on March 30, 2024

by Anthony Chan, Katie Yao,  
William McKinley and Julia Chan

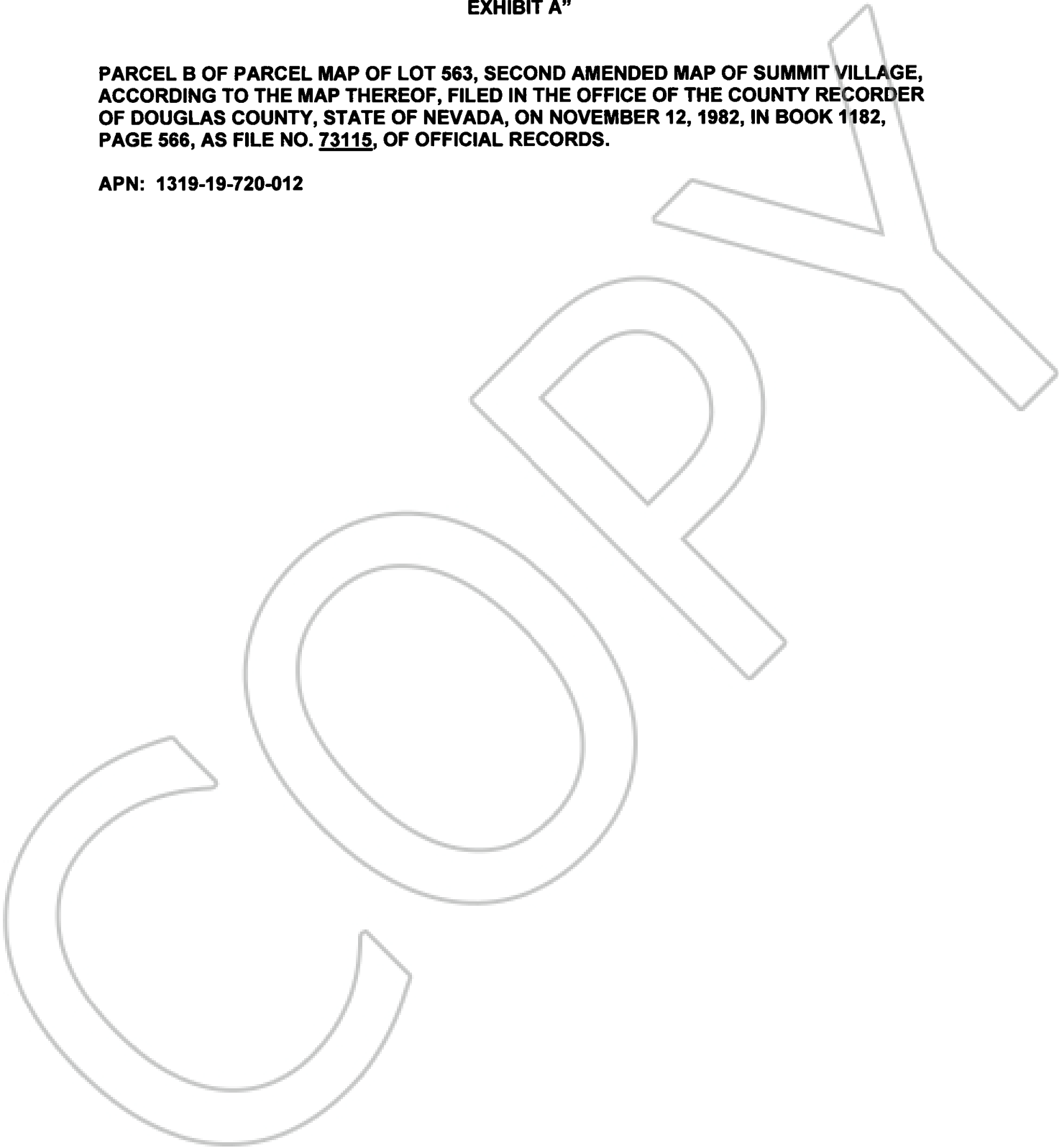
Notary Public (seal)



**EXHIBIT A"**

**PARCEL B OF PARCEL MAP OF LOT 563, SECOND AMENDED MAP OF SUMMIT VILLAGE,  
ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER  
OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 12, 1982, IN BOOK 1182,  
PAGE 566, AS FILE NO. 73115, OF OFFICIAL RECORDS.**

**APN: 1319-19-720-012**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1319-19-720-012
- 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'/Ind'l
- g)  Agricultural      h)  Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$450,000.00  
 Transfer Tax Value \$450,000.00  
 Real Property Transfer Tax Due: \$1,755.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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 *[Handwritten Signature]* Grantor \_\_\_\_\_  
 Signature \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(Required)**

Print Name: Katie Yao, Anthony Chan, William McKinley and Julia Chan  
 Address: 18551 Allendale Avenue  
Saratoga, CA 95070

**BUYER (GRANTEE) INFORMATION**

**(Required)**

Print Name: Kieran Ryan Kearney and Jessica Galiste  
 Address: PO Box 6011  
Stateline, NV 89449

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

Print Name: Signature Title Company LLC Escrow #: ZC3761-JL  
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448