

DOUGLAS COUNTY, NV
RPTT:\$2737.80 Rec:\$40.00
\$2,777.80 Pgs=3

2024-1010446

07/29/2024 12:16 PM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-23-215-003

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:**

William H. Tse and Wai Bonnie Tse
360 Stratford Drive
San Francisco, CA 94132

Escrow No.: ZC3805-JL

RPTT \$2,737.80

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kelly Nielsen, Successor Trustee of the Hardy I. Nielsen and Judith F. Nielsen Trust dated June 23, 2004

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

William H. Tse and Wai Bonnie Tse, Co-Trustees of the William H. Tse Family Trust dated 12/13/2017

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.

Kelly Nielsen Successor Trustee of the Hardy I. Nielsen and Judith F. Nielsen Trust dated June 23, 2004

Kelly Nielsen
By: Kelly Nielsen, Successor Trustee

STATE OF California } ss:
COUNTY OF San Luis Obispo

This instrument was acknowledged before me on July 19, 2024.

by Adrian Guzman, Notary Public

Adrian Guzman (seal)
Notary Public

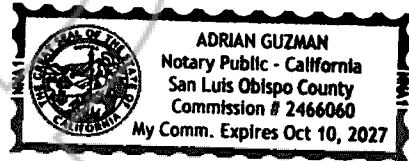
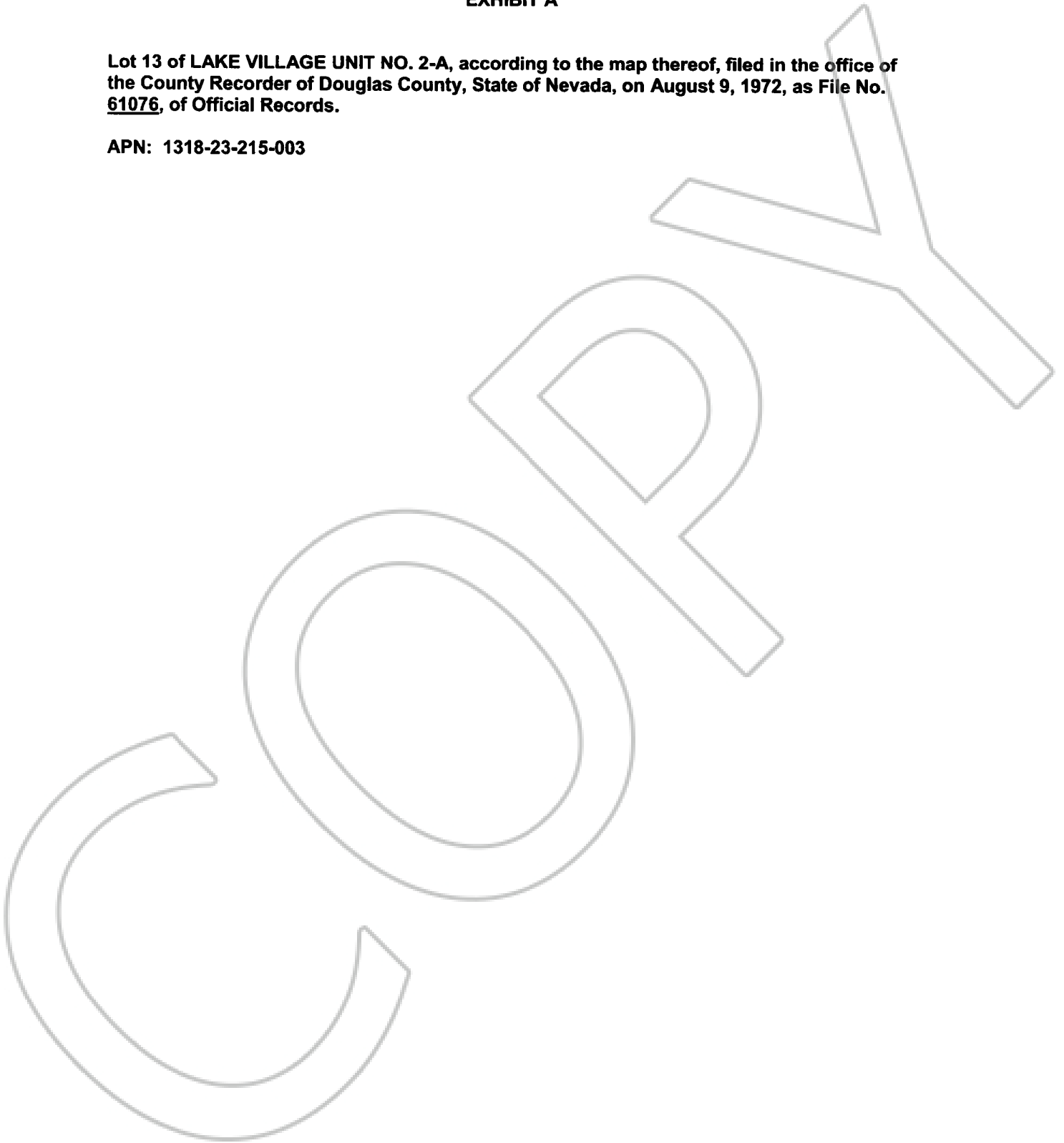


EXHIBIT A"

Lot 13 of LAKE VILLAGE UNIT NO. 2-A, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 9, 1972, as File No. 61076, of Official Records.

APN: 1318-23-215-003



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-215-003
- 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'Wind'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) \$702,000.00
 Transfer Tax Value \$702,000.00
 Real Property Transfer Tax Due: \$2,737.80

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 _____

Grantor _____

Signature Kelly Nielsen

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Kelly Nielsen Successor
Trustee of the Hardy I.
Nielsen and Judith F.
Nielsen Trust dated June 23,
2004
Print Name: _____
Address: 1797 Spooner Drive
San Luis Obispo, CA 93405

BUYER (GRANTEE) INFORMATION
(Required)

William H. Tse and Wai Bonnie Tse,
Co-Trustees of the William H. Tse
Family Trust dated 12/13/2017
Print Name _____
Address: 360 STRATFORD DR
SAN FRANCISCO CA 94132

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

Print Name: Signature Title Company LLC Escrow #: ZC3805-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448