

DOUGLAS COUNTY, NV  
RPTT:\$1556.10 Rec:\$16.00  
\$1,572.10 Pgs=3  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-885194**

**07/29/2016 12:59 PM**

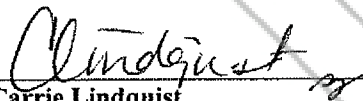
APN# : 1420-08-217-013  
RPTT: \$ 1,556.10

Recording Requested By:  
Western Title Company  
Escrow No.: 081127-CAL  
When Recorded Mail To:  
Chen Huayou and Ping Zhang  
3534 Long Drive  
Minden, NV 89423

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature

  
Carrie Lindquist

Escrow Officer

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Roman Friedman, an unmarried man and Lynn Friedman, an unmarried woman, as joint tenants do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Chen Huayou and Ping Zhang, husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

Lot 612, as set forth on Final Map Number LDA #99-054-6 SUNRIDGE HEIGHTS III, PHASE 6, a Planned Unit Development, filed in the Office of the County Recorder of Douglas County, State of Nevada on August 24, 2004 in Book 0804, Page 10164, Document No. 622411.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 07/27/2016

Roman Friedman  
Roman Friedman

Lynn Friedman  
Lynn Friedman

STATE OF California } ss  
COUNTY OF Contra Costa }  
This instrument was acknowledged before me on  
July 27, 2016

By Roman Friedman and Lynn Friedman.

Lori Dewitt  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-08-217-013

2. Type of Property:  
 a)  Vacant Land  
 c)  Condo/Twnhse  
 e)  Apt. Bldg  
 g)  Agricultural  
 i)  Other \_\_\_\_\_  
 b)  Single Fam. Res.  
 d)  2-4 Plex  
 f)  Comm'l/Ind'l  
 h)  Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$399,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$399,000.00  
 Real Property Transfer Tax Due: \$1,556.10

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 \_\_\_\_\_ Capacity Grantee  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Roman Friedman and Lynn Friedman  
 Address: 3551 Keystone Loop  
 City: Discovery Bay  
 State: CA Zip: 94505

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Chen Huayou and Ping Zhang  
 Address: 3534 Long Dr  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: eTRCo. LLC. On behalf of Western Title Company  
 Address: Carson Office  
 2310 S. Carson St, Suite 5B

Esc. #: 081127-CAL

City/State/Zip: Carson City, NV 89701

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