

APN: 1319-15-000-020  
R.P.T.T.: \$0.00  
Exempt: (NRS 375.090, Section 6)



KAREN ELLISON, RECORDER E06

This Document Prepared and  
After Recording, Return and  
Mail Tax Statements To:

~~Dongxiao Zhang~~ Dongxiao Zhang  
~~30 Erselia Ct~~ 30 Erselia Ct  
~~Alamo CA 94507~~ Alamo CA 94507

Send Subsequent Tax Bills To:

~~Dongxiao Zhang~~ Dongxiao Zhang  
~~30 Erselia Ct~~ 30 Erselia Ct  
~~Alamo CA 94507~~ Alamo CA 94507  
Phone: 510-206-4667

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

DONGXIAO ZHANG, a married man, and YANG MICHELLE SUN, an unmarried woman, who  
acquired title as husband and wife as joint tenants with right of survivorship,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does  
hereby GRANT, BARGAIN, SELL AND CONVEY to:

DONGXIAO ZHANG, a married man,

Whose mailing address is: ~~30 Erselia Ct Alamo CA 94507~~ 30 Erselia Ct Alamo CA 94507

All of their undivided 1/1224<sup>th</sup> interest in and to the following described real estate situated in the County  
of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in David Walley’s Resort Grant, Bargain, Sale Deed,  
recorded on April 15, 2005, as Document No. 0641760 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: Timeshare at David Walley’s Resort, 2001 Foothill Rd, Genoa, NV 89460.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record,  
if any.

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

Dated this 18<sup>th</sup> day of Aug 2020 .

DONGXIAO ZHANG

YANG MICHELLE SUN

## EXHIBIT "A"

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows:

An undivided 1/224<sup>th</sup> interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

ADJUSTED PARCEL G as shown on that Record of Survey To Support a Boundary Line Adjustment recorded on September 20, 2002, in the Office of the Douglas County Recorder as Document No. 0552536, adjusting that Record of Survey recorded April 29, 2002, as Document No. 0540898, pursuant to that Final Subdivision Map LDA #98-05 for DAVID WALLEY'S RESORT, a Commercial Subdivision, filed for record with the Douglas County Recorder on October 19, 2000, in Book 1000, at Page 3464, as Document No. 0501638, and by Certificate of Amendment recorded November 3, 2000, in Book 1100, Page 467, as Document No. 0502689, Official Records of Douglas County, Nevada.

Together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded September 23, 1998, as Document No. 0449993, and as amended by Document Nos. 0466255, 0485265, 0489957, 0509920 and 0521436 and that Declaration of Annexation of David Walley's Resort Phase III recorded on July 1, 2003, in the Office of the Douglas County Recorder of Document No. 0582120 and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a TWO BEDROOM UNIT every year in accordance with said Declaration. Together with a perpetual non-exclusive easement of use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Abandonment Deed recorded September 20, 2002, in Book 0902, at Page 06242, as Document No. 0552534, Official Records, Douglas County, Nevada.

A Portion of APN: 1319-15-000-020.

Reference David Walley's Resort Grant, Bargain, Sale Deed recorded as Document No. 0660515 on November 14, 2005.

APN: 1319-15-000-020

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

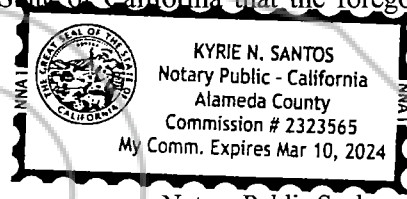
STATE OF CALIFORNIA  
COUNTY OF CONTRA COSTA

On August 18<sup>th</sup> 2020, 2017, before me, Kyrie N. Santos, a Notary Public, personally appeared **DONGXIAO ZHANG**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kyrie N. Santos  
Notary Public Signature



Notary Public Seal

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

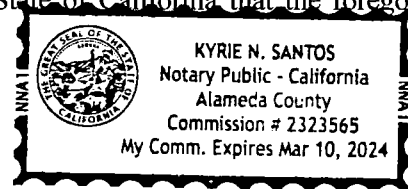
STATE OF CALIFORNIA  
COUNTY OF CONTRA COSTA

On August 18<sup>th</sup> 2020, 2017, before me, Kyrie N. Santos, a Notary Public, personally appeared **YANG MICHELLE SUN**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kyrie N. Santos  
Notary Public Signature



Notary Public Seal

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

[Signature]  
DONGXIAO ZHANG

[Signature]  
YANG MICHELLE SUN

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1319-15-000-020
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

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

2. Type of Property:

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

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

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>NO SALE</u> <u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 6
- b. Explain Reason for Exemption: A transfer of title between former spouses in compliance with a decree of divorce.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare and acknowledge, 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: Grantor

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

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

Print Name: Dongxiao Zhang  
Address: 30 Erselia Ct  
City: Alamo  
State: CA Zip: 94507

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

Print Name: Dongxiao Zhang  
Address: 30 Erselia Ct  
City: Alamo  
State: CA Zip: 94507

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

**AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED**