

DOUGLAS COUNTY, NV
RPTT:\$4972.50 Rec:\$40.00
\$5,012.50 Pgs=3 2020-953899
10/05/2020 12:30 PM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1318-26-514-008

RPTT: \$4,972.50

Recording Requested By:

Western Title Company

Escrow No.: 119843-WLD

When Recorded Mail To:

Yan Zhao and Ming Wang, as Co-Trustees of the Zhao Family Living Trust, U/A dated March 5th, 2016

P.O. Box 3321

Stateline, NV 89449

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 _____

Wendy Dunbar

Escrow Officer

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,

The Paul and Vicky Kaleta Trust Agreement dated September 26, 2002, Paul Frederick Kaleta and Vicky Elizabeth Badger Kaleta, as Trustees

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Yan Zhao and Ming Wang, as Co-Trustees of the Zhao Family Living Trust, U/A dated March 5th, 2016

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, 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 2 in Block A as shown on the map of GRANITE SPRINGS SUBDIVISION NO. 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 15, 1979, in Book 679, Page 1150, as Document No. 33554, Official Records.

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

Dated: 09/25/2020

The Paul and Vicky Kaleta Trust Agreement

Paul F. Kaleta
By: Paul Frederick Kaleta, Trustee

Vicky Kaleta
By: Vicky Elizabeth Badger Kaleta, Trustee

STATE OF Nevada } ss

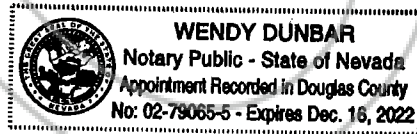
COUNTY OF Douglas

This instrument was acknowledged before me on

9.29.2020

By Paul Frederick Kaleta and Vicky Elizabeth Badger Kaleta.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) 1318-26-514-008

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
NOTES: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due:

\$1,275,000.00

\$1,275,000.00

\$4,972.50

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 disallowance of any claimed exception, 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 Escrow Agent
Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: The Paul and Vicky Kaleta Trust Agreement dated September 26, 2002
Address: P.O. Box 2508
City: Stateline
State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Yan Zhao and Ming Wang, as Co-Trustees of the Zhao Family Living Trust, U/A dated March 5th, 2016
Address: P.O. Box 3321
City: Stateline
State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 119843-WLD
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)