

APN#: 1318-09-810-105

RPTT: \$4,426.50

DOUGLAS COUNTY, NV
RPTT:\$4426.50 Rec:\$40.00
\$4,466.50 Pgs=8 2020-954643
10/16/2020 12:23 PM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:

Western Title Company

Escrow No.: 119710-WLD

When Recorded Mail To:

**Tri Duc Hong and Yan Zhao,
Trustees of The Zhao-Hong Family
Trust dated October 24, 2001
19034 Bonnet Way
Saratoga, CA 95070**

**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

THIS DOCUMENT IS EXECUTED IN COUNTERPART

Grant, Bargain, and Sale Deed

THIS DOCUMENT IS EXECUTED IN COUNTERPART

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,

Donald R. Swickard, Trustee of the Don Swickard Family Trust dated August 15, 1987, Donna Lyn Van Dillen, a married woman as her sole and separate property, Robert Wayne Swickard, a married man as his separate property, Scott Steven Swickard, a married man as his separate property and The Jan Lee Separate Property Revocable Trust, Gloria Janice Lee, Trustee (who erroneously acquired title as The Jan Lee Separate Property Revocable Trust, Gloria Janis Lee, Trustee)

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

Yan Zhao and Tri Duc Hong, Trustees of The Zhao-Hong Family Trust Agreement dated 10/24/ 2001

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

See attached Exhibit A

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

Dated: 10/07/2020

The Don Swickard Family Trust Dated Aug 15, 1987

Donald R. Swickard ^{TRUSTEE}
By Donald R. Swickard, Trustee

The Jan Lee Separate Property Revocable Trust

Gloria Janice Lee, Trustee
By Gloria Janice Lee, Trustee

Donna Lyn Van Dillen

Robert Wayne Swickard

Scott Steven Swickard

STATE OF California } ss
COUNTY OF Placer

This instrument was acknowledged before me on October
9, 2020 Donald R Swickard and Gloria Janice Lee

[Signature]
Notary Public



The Don Swickard Family Trust Dated Aug 15, 1987

By Donald R. Swickard, Trustee

The Jan Lee Separate Property Revocable Trust

By Gloria Janice Lee, Trustee

Donna Lyn van Dillen
Donna Lyn Van Dillen

Robert Wayne Swickard

Scott Steven Swickard

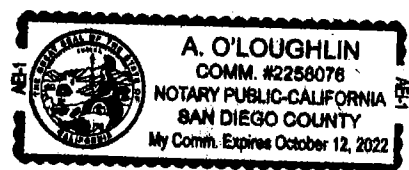
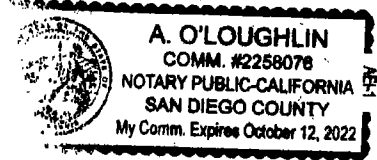
STATE OF California

COUNTY OF San Diego

} ss

This instrument was acknowledged before me on October 10, 2020 by Donna Lyn van Dillen.

[Signature]
Notary Public



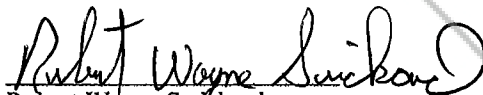
The Don Swickard Family Trust Dated Aug 15, 1987

By Donald R. Swickard, Trustee

The Jan Lee Separate Property Revocable Trust

By Gloria Janice Lee, Trustee

Donna Lyn Van Dillen



Robert Wayne Swickard

**See attached
Acknowledgement
or Jurat**

Scott Steven Swickard

STATE OF CA _____

COUNTY OF 1 _____

} ss

This instrument was acknowledged before me on October
____, 2020 _____.

Notary Public

ACKNOWLEDGMENT

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.

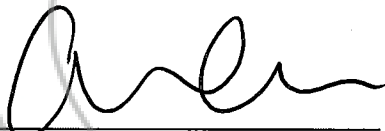
State of California
County of Alameda

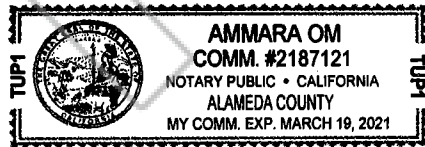
On 10/12/2020 before me, Ammara Om, notary public
(insert name and title of the officer)

personally appeared ROBERT WAYNE SWICKARD,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature  (Seal)



The Don Swickard Family Trust Dated Aug 15, 1987

By Donald R. Swickard, Trustee

The Jan Lee Separate Property Revocable Trust

By Gloria Janice Lee, Trustee

Donna Lyn Van Dillen

Robert Wayne Swickard

Scott Steven Swickard
Scott Steven Swickard

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 CA

COUNTY OF ORANGE

This instrument was acknowledged before me on October 12, 2020 by Scott Steven Swickard

} ss

M. Stoeve

Notary Public

M. STOEVE
COMM...2228712
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. Feb. 9, 2022

EXHIBIT "A"

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

PARCEL 1:

A parcel of land located within the Southeast 1/4 of Section 9, Township 13 North, Range 18 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwesterly corner of Lot 137 as shown on the Amended Map of Subdivision No. 2 of Zephyr Cove Properties, Inc., File No. 267 of the Douglas County Recorder's Office, said point bears South 81°40'04" West, 175.33 feet from a 5/8" rebar tagged LS No. 5091 on the Westerly right-of-way line of U.S. Highway 50 at Engineer's Station "0" 179+39.24 and being the Southeast corner of the Presbyterian Church parcel as shown on Record of Survey, File No. 157951 of the Douglas County Recorder's Office; thence North 89°45'23" East, along the Northerly line of said Lot 137, 132.23 feet to the Northeast corner thereof; thence North 89°45'23" East, 13.11 feet to a point on the top of an existing slope; thence South 06°10'34" East, along said top of slope, 71.01 feet; thence South 89°45'23" West, 15.46 feet to the Northeast corner of the Dellagata parcel as recorded in Book 888 at Page 3150 as Document No. 184654 of the Douglas County Recorder's Office; thence South 89°45'23" West, along the Northerly line of said Dellagata parcel, 93.50 feet to the Northwest corner thereof; thence North 32°00'00" West, along the Westerly line of said Lot 137, 83.06 feet to the POINT OF BEGINNING.

PARCEL 2:

Together with a Landscape Easement as described in document from Marla Bay General Improvement District, a political subdivision of the State of Nevada, filed for record in the office of the Douglas County Recorder, State of Nevada, on March 16, 1999, in Book 399, at Page 3782, as Document No. 463428, Official Records.

PARCEL 3:

Further together with an Access and Landscape Easement as described in document from Joseph Francis O'Neill, et al, filed for record in the office of the Douglas County Recorder, State of Nevada, on August 7, 2002 in Book 802, at Page 1688, as Document No. 548857, Official Records.

Assessor's Parcel Number(s):

1318-09-810-105

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1318-09-810-105

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 _____

<p>FOR RECORDERS OPTIONAL USE ONLY</p> <p>NOTES: _____</p> <p>_____</p>
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3. **Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	_____
Transfer Tax Value:	\$1,135,000.00
Real Property Transfer Tax Due:	\$4,426.50

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: Donald R. Swickard, Trustee of the Don Swickard Family Trust dated August 15, 1987, Donna Lyn Van Dillen, a married woman as her sole and separate property, Robert Wayne Swickard, a married man as his separate property, Scott Steven Swickard, a married man as his separate property and The Jan Lee Separate Property Revocable Trust, Gloria Janice Lee, Trustee

Address: 2478 Walden View Lane
City: Lincoln
State: CA **Zip:** 95648

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tri Duc Hong and Yan Zhao, Trustees of The Zhao-Hong Family Trust dated October 24, 2001

Address: 19034 Bonnet Way
City: Saratoga
State: CA **Zip:** 95070

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC **Esc. #:** 119710-WLD
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410