

DOUGLAS COUNTY, NV
RPTT:\$1833.00 Rec:\$40.00
\$1,873.00 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2020-956081

11/09/2020 02:39 PM

APN# : 1219-03-002-052

RPTT: \$1,833.00

Recording Requested By:

Western Title Company

Escrow No.: 121247-WLD

When Recorded Mail To:

Hang Chen and Jennifer Jiang

334 Poinsettia Ave.

San Mateo, CA 94403

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,

Richard L. Brennan and Kimberly A. Brennan, husband and wife as joint tenants with right of survivorship

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


Hang Chen and Jennifer Jiang, husband and wife as joint tenants with right of survivorship

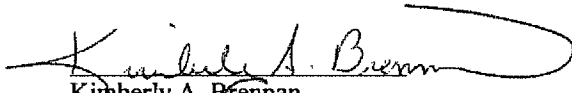
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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: 11/04/2020


Richard L. Brennan


Kimberly A. Brennan

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

11.9.2020

By Richard L. Brennan and Kimberly A. Brennan.



Notary Public



EXHIBIT "A"

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

A piece or parcel of land situate, lying and being in the Southeast ¼ of the Southwest ¼ of Section 3, Township 12 North, Range 19 East, M.D.B. & M., more particularly described as follows:

**Beginning at a point on the South boundary of said Section 3 which bears North 89°59' West a distance of 483.48 feet from the South quarter-section corner of said Section 3;
Thence North 89°59' West along said South boundary a distance of 290.4 feet to an intersection with the Eastern right of way line of Nevada Federal Aid Secondary Highway Route 554, which right of way line is 40 feet Easterly of (measured at right angles) and parallel to the surveyed centerline of said highway;
Thence North 18°39' West along said right of way line a distance of 158.93 feet to a point;
Thence South 89°59' East a distance of 290.4 feet to a point;
Thence South 18°39' East a distance of 158.33 feet to the point of beginning.**

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 28, 2000, as Document No. 504005 of Official Records.

**Assessor's Parcel Number(s):
1219-03-002-052**

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1219-03-002-052

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

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:

\$470,000.00

\$470,000.00

\$1,833.00

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: Richard L. Brennan and Kimberly A. Brennan
Address: P.O. Box 243
City: Genoa
State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Hang Chen and Jennifer Jiang
Address: 334 Poinsettia Ave.
City: San Mateo
State: CA Zip: 94403

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

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

Esc. #: 121247-WLD

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)