

DOUGLAS COUNTY, NV

**2020-958824**

RPTT:\$3490.50 Rec:\$40.00

\$3,530.50 Pgs=3

12/23/2020 10:29 AM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1319-19-113-021

RPTT: \$3,490.50

**Recording Requested By:**

Western Title Company

Escrow No.: 121594-WLD

When Recorded Mail To:

Xinhong Huang and Datong Meng  
and Fawn She

3294 Fronda Dr  
San Jose, CA 95148

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,

Michael A. Katz, Trustee of The Michael A. Katz 1989 Trust U A dated June 7, 1989

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

Xinhong Huang and Datong Meng, wife and husband and Fawn She, a married woman as her sole and separate property as joint tenants

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 real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 21 of ASPEN VALLEY SUBDIVISION UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 15, 1966, in Book 45, Page 625, as Document No. 34571.

EXCEPTING THEREFROM all minerals and mineral rights as reserved in Deed recorded December 20, 1947, in Book Y of Deeds, Page 321, Document No. 6199, Douglas County, Nevada Records.

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


Dated: 12/06/2020

The Michael A. Katz 1989 Trust U A dated June 7, 1989

Michael A. Katz  
By Michael A. Katz, Trustee

STATE OF Nevada }  
COUNTY OF Douglas } ss  
This instrument was acknowledged before me on  
December 21, 2020 by Michael A. Katz.

[Signature]  
Notary Public

 **WENDY DUNBAR**  
Notary Public - State of Nevada  
Appointment Recorded In Douglas County  
No: 02-79065-5 - Expires Dec. 16, 2022

**STATE OF NEVADA -  
DECLARATION OF VALUE**

**1. Assessors Parcel Number(s)**  
a) 1319-19-113-021

**2. Type of Property:**  
 a)  Vacant Land                      b)  Single Fam. Res.  
 c)  Condo/Twnhse                      d)  2-4 Plex  
 e)  Apt. Bldg                              f)  Comm'/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:

\_\_\_\_\_  
 \$895,000.00  
 \_\_\_\_\_  
 \$895,000.00  
 \_\_\_\_\_  
 \$3,490.50  
 \_\_\_\_\_

**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 Michael A. Katz 1989 Trust U A dated June 7, 1989  
 Address: 4515 Bigelow Dr.  
 City: Carson City  
 State: NV Zip: 89701

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Xinhong Huang and Datong Meng and Fawn She  
 Address: 3294 Franda Dr  
 City: San Jose  
 State: CA Zip: 95148

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Western Title Company, LLC Esc. #: 121594-WLD  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410