

DOUGLAS COUNTY, NV **2021-959745**
RPTT:\$5167.50 Rec:\$40.00
\$5,207.50 Pgs=2 **01/11/2021 02:41 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1418-34-211-039
R.P.T.T.: \$5,167.50
Escrow No.: 20010312-KH
When Recorded Return To:
Changxun Zheng and Jin Xu
10166 Barbara Lane
Cupertino, CA 95014

Mail Tax Statements to:
Changxun Zheng and Jin Xu
10166 Barbara Lane
Cupertino, CA 95014

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jo Anne Hudson, Trustee of The Hudson Family Trust dated March 20, 2006

do(es) hereby Grant, Bargain, Sell and Convey to

Changxun Charles Zheng and Jin Xu, Co-Trustees of The Zheng-Xu Family Trust, dated December 18, 2014

all that real property situated in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

Lot 64, of Lakeridge Estates #2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on June 13th, 1957, as Document No. 12301.

Assessors Parcel No.: 1418-34-211-039

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

Dated this 8 day of January, 2021.

The Hudson Family Trust dated March 20, 2006

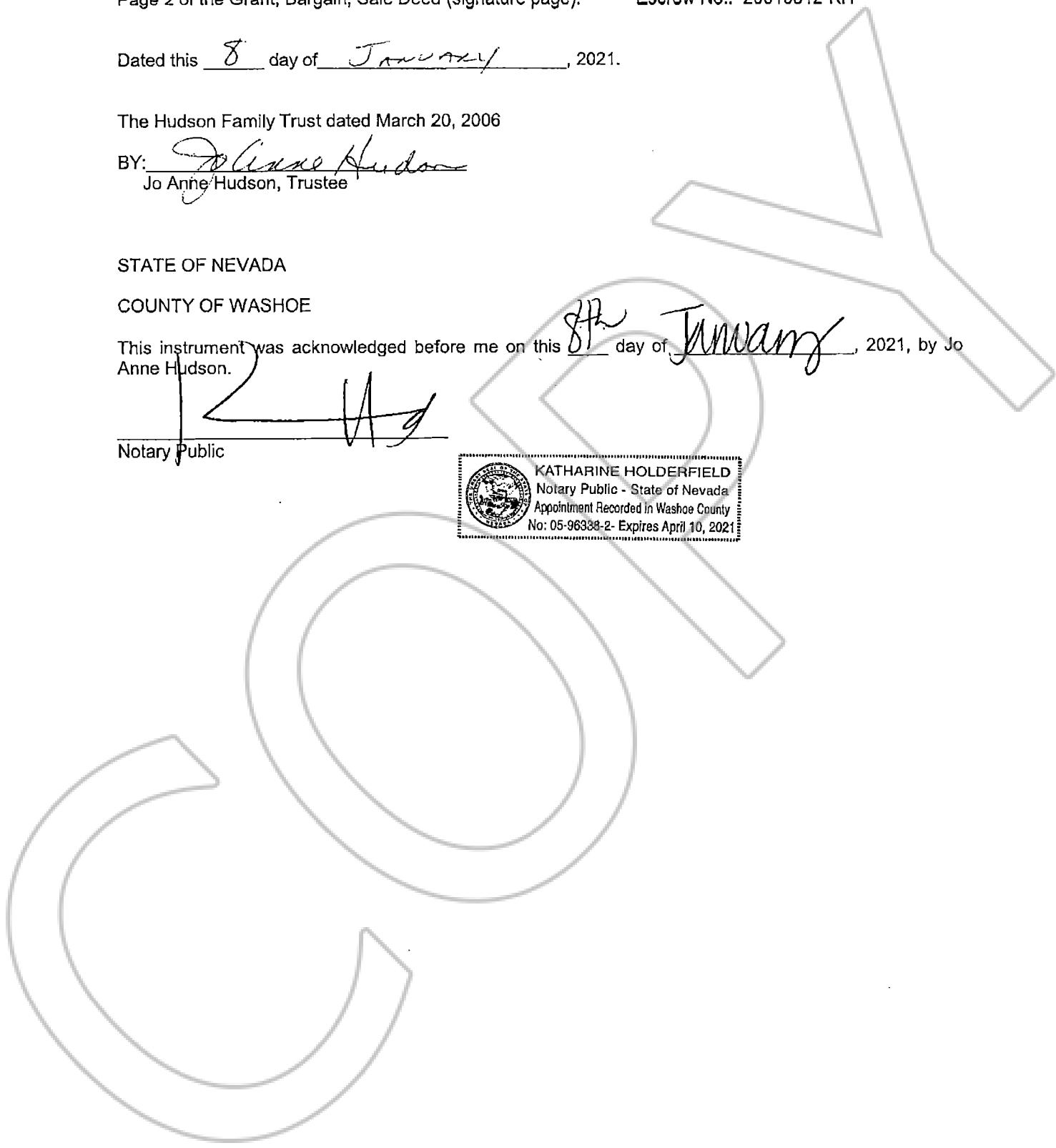
BY: Jo Anne Hudson
Jo Anne Hudson, Trustee

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on this 8th day of January, 2021, by Jo Anne Hudson.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-34-211-039
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,325,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,325,000.00
 d. Real Property Transfer Tax Due: \$5,167.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 parties agree the 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: *Jo Anne Hudson* Capacity: Grantor
 Signature: _____ Capacity: Grantee

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

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

Jo Anne Hudson, Trustee, Trustee of The Hudson Family Trust dated March 20,
 Print Name: 2000
 Address: P.O. Box 81
 City: Primm
 State: NV Zip: 89411

Changxun Zheng and Jin Xu
 Print Name: _____
 Address: 10166 Barbara Lane
 City: cupertino
 State: CA Zip: 95014

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20010312-KH
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED