

DOUGLAS COUNTY, NV
RPTT:\$2258.10 Rec:\$40.00
\$2,298.10 Pgs=3 01/22/2021 11:34 AM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1319-30-612-012
RPTT: \$2,258.10

Recording Requested By:

Western Title Company

Escrow No.: 123739-SLA

When Recorded Mail To:

Tao Xu and Cong Chen

2235 Cameron Circle

Pleasanton, CA 94588

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



Sherry Ackermann

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,

Donald H. Netzer and Jean M. Netzer, Trustees of The Netzer Family Trust Dated March 10, 2004

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

Tao Xu and Cong Chen, husband and wife 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 certain real property situate in the County of Douglas, State of Nevada, described as follows:

Unit L, as set forth on the Condominium Map of Lot 8, of Second Amended Map Tahoe Village Unit No. 2 recorded February 02, 1979 as Document No. 26939, Official Records of Douglas County, State of Nevada.

Together with an undivided 1/12th interest in and to that portion designated Common Area as set forth on the Codominium Map of Lot 8, of Second Amended Map Tahoe Village Unit No. 2 recorded February 02, 1979 as Document No. 26939, Official Records of Douglas County, State of Nevada.

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

Dated: 01/18/2021

The Netzer Family Trust dated March 10, 2004

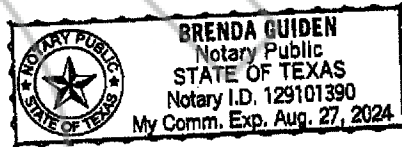
Donald H. Netzer
By: Donald H. Netzer, Trustee

Jean M. Netzer
By: Jean M. Netzer, Trustee

STATE OF Texas }
COUNTY OF Tarrant } ss
This instrument was acknowledged before me on
January 21, 2021

By Donald H. Netzer and Jean M. Netzer.

Brenda Guiden
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1319-30-612-012

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: _____ _____ _____
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3. Total Value/Sales Price of Property: \$579,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$579,000.00
 Real Property Transfer Tax Due: \$2,258.10

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 parties agree that 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 On Aul Capacity Escrow
 Signature _____ Capacity _____

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

Print Name: Donald H. Netzer and Jean M. Netzer,
Trustees of The Netzer Family Trust Dated
March 10, 2004
Address: 1226 Robin DR
City: Keller
State: TX **Zip:** 76262

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

Print Name: Tao Xu and Cong Chen
Address: 2235 Cameron Circle
City: Pleasanton
State: CA **Zip:** 94588

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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

Esc. #: 123739-SLA