

DOUGLAS COUNTY, NV  
RPTT:\$5499.00 Rec:\$40.00  
\$5,539.00 Pgs=5  
ETRCO  
KAREN ELLISON, RECORDER

**2021-960631**

**01/26/2021 09:36 AM**

APN# : 1318-10-315-005

RPTT: \$5,499.00

Recording Requested By:

Western Title Company

Escrow No.: 123218-WLD

When Recorded Mail To:

Jizhe Wang and Tao Feng

715 Tyner Way

Incline Village, NV 89451

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,

Jeffrey Holshouser and Barbara Ann Holshouser, as Trustees of the Holshouser Family Trust dated 10/12/2005

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

Jizhe Wang and Tao Feng, wife and husband 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 Zephyr Cove, 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:

Lot 15 as shown on the Official Plat of ZEPHYR HEIGHTS NO. 3 SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on October 5, 1953, as Document No. 9224.

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

Dated: 01/15/2021

The Holshouser Family Trust

~~Counterpart~~  
Jeffrey Holshouser, Trustee

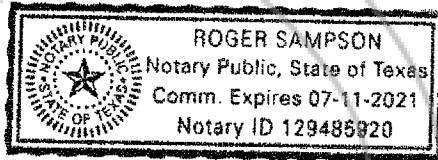
Barbara Ann Holshouser  
Barbara Ann Holshouser, Trustee

STATE OF Texas

COUNTY OF Tarrant } ss

This instrument was acknowledged before me on January 20, 2021 By Jeffrey Holshouser and Barbara Ann Holshouser.

[Signature]  
Notary Public



The Holshouser Family Trust

Jeffrey Holshouser, Trustee  
Jeffrey Holshouser, Trustee

Barbara Ann Holshouser, Trustee  
Barbara Ann Holshouser, Trustee

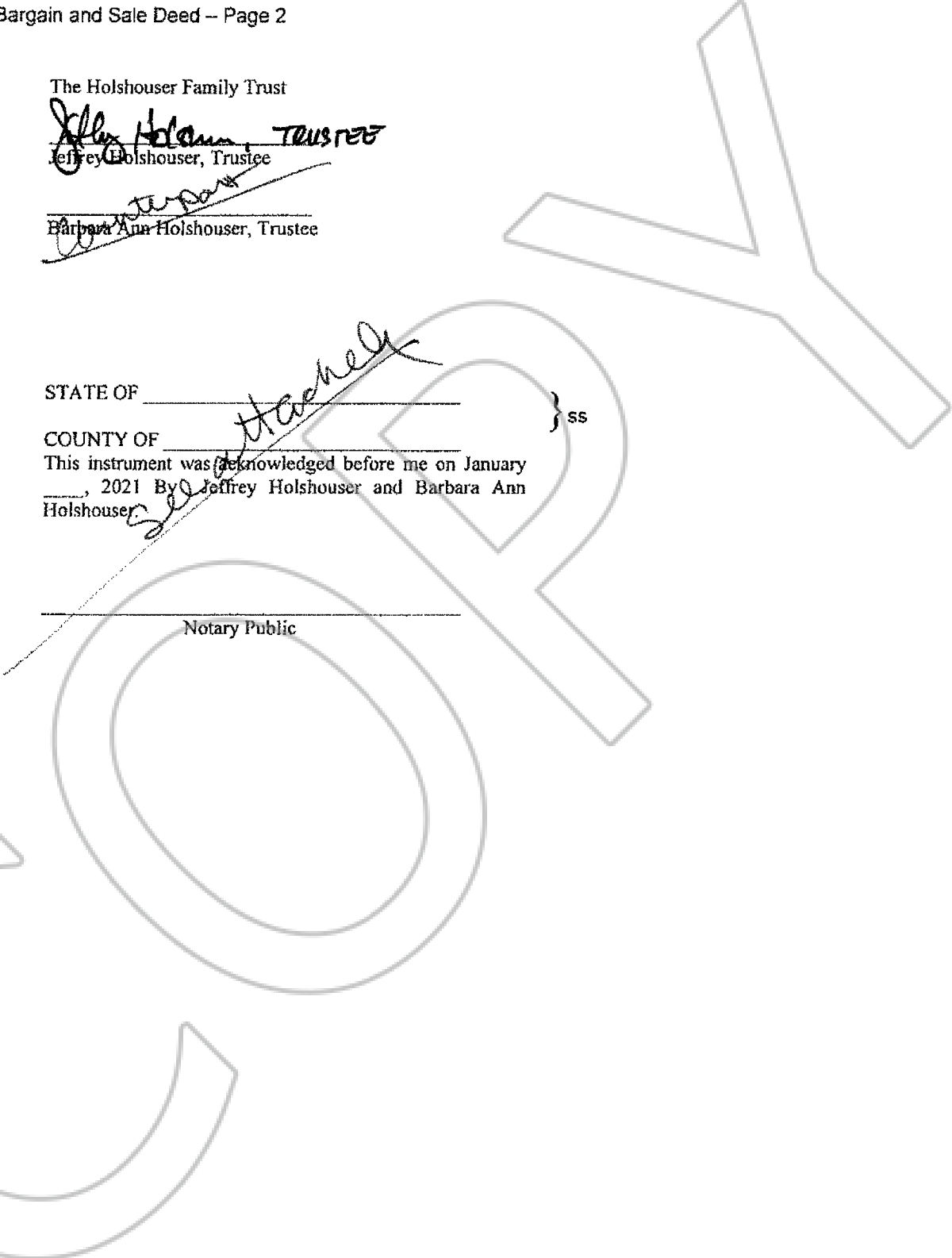
STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on January  
\_\_\_\_, 2021 By Jeffrey Holshouser and Barbara Ann  
Holshouser

} ss

\_\_\_\_\_  
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.

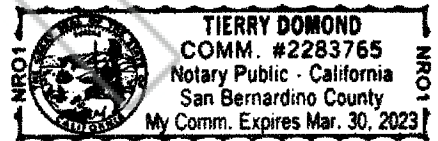
State of California  
County of RIVERSIDE

On JANUARY 19, 2021 before me, Tierry Domond, Notary Public  
(insert name and title of the officer)

personally appeared JEFFREY HOLSHOUSER  
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 Tierry Domond (Seal)

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1318-10-315-005

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: \_\_\_\_\_  
\_\_\_\_\_

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)  
Transfer Tax Value:  
Real Property Transfer Tax Due:

\$1,410,000.00

\$1,410,000.00

\$5,499.00

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: Barbara Ann Holshouser Capacity GRANTOR

Signature: \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Jeffrey Holshouser and Barbara Ann  
Holshouser, as Trustees of the Holshouser  
Family Trust dated 10/12/2005

Address: 2565 Amy Way  
City: Riverside  
State: CA Zip: 92506

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Jizhe Wang and Tao Feng

Address: 715 Tyner Way  
City: Incline Village  
State: NV Zip: 89451

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 123218-WLD  
Address: Douglas Office  
1362 Highway 395, Ste. 109  
City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)