

Document Signed in Counterpart

A.P.N.: 1319-199-717-006

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Stephanie Liu et al.
20 1/2 Castlewood Drive
Pleasanton, CA 94566

Escrow No.: ZC3004-JL

RPTT \$ 3,802.⁵⁰

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

W-Heart Enterprises LLC

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Stephanie Liu and Ting Fang as husband and wife as joint tenants with rights of survivorship

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Document Signed in Counterpart

W-Heart Enterprises LLC

By: Beni L. DeMattei, Manager

Cynthia J. Wright, Manager
By: Cynthia J. Wright, Manager

STATE OF NEVADA
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on February 3, 2021

by Cynthia J. Wright

[Signature] (seal)
Notary Public



Document Signed in Counterpart

W-Heart Enterprises LLC


By: Beni L. DeMattei, Manager


By: Cynthia J. Wright, Manager *RM*

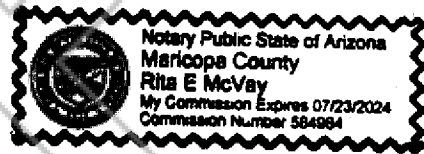
RM
STATE OF ~~NEVADA~~ *ARIZONA* } ss:
COUNTY OF *MARICOPA*

This instrument was acknowledged before me on

Feb 9, 2021

by *Beni L. DeMattei*

 (seal)
Notary Public



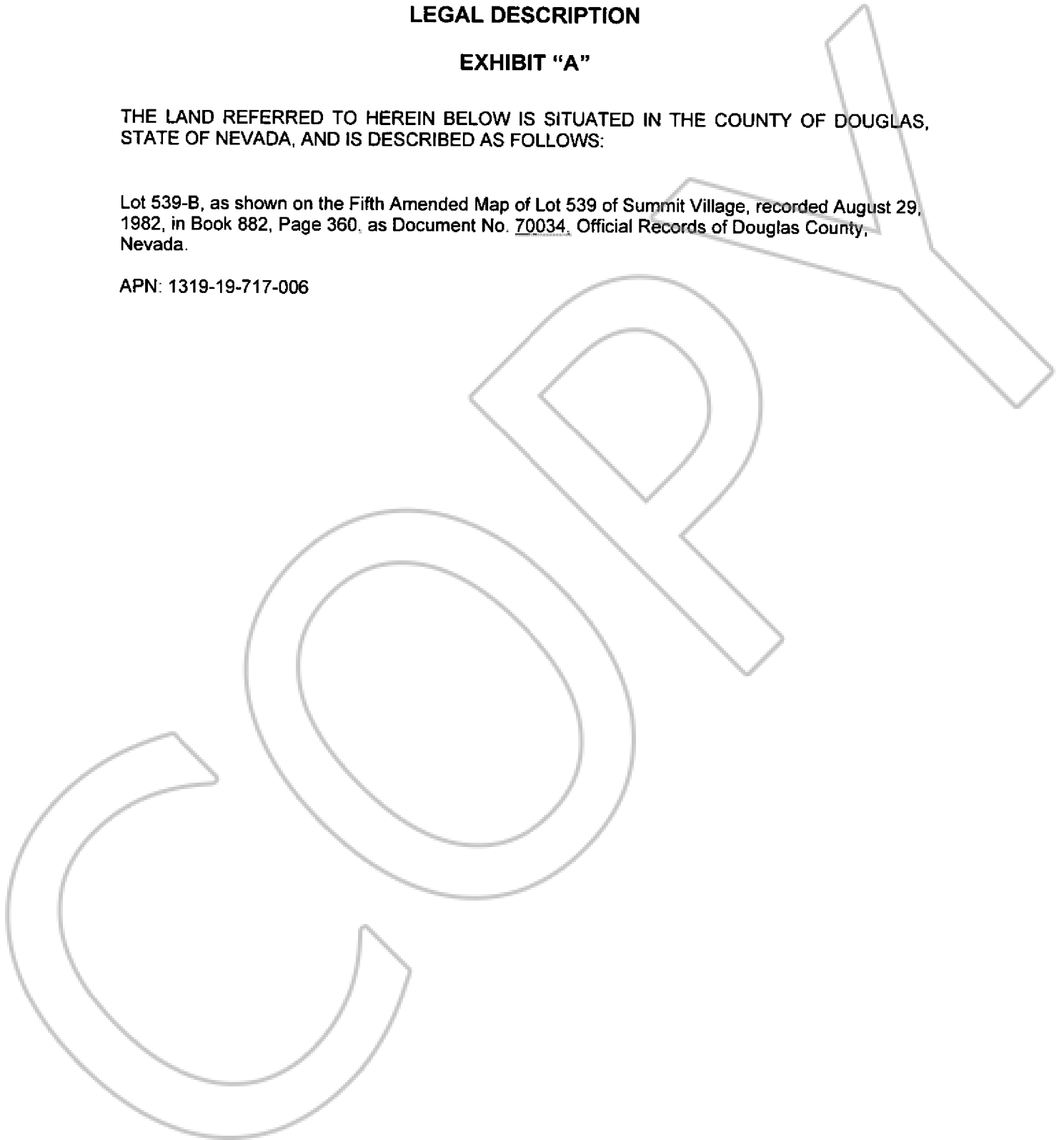
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 539-B, as shown on the Fifth Amended Map of Lot 539 of Summit Village, recorded August 29,
1982, in Book 882, Page 360, as Document No. 70034, Official Records of Douglas County,
Nevada.

APN: 1319-19-717-006



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1319-199-717-006
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land Res.
- b) Single Fam.
- 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	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$975,000.00
 Transfer Tax Value \$975,000.00
 Real Property Transfer Tax Due: \$ 3,902.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Stephanie Liu Stephanie Liu
 Signature Stephanie Liu Stephanie Liu

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: W-Heart Enterprises LLC
 Address: PO Box 11588
Zephyr Cove, NV
89448

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Stephanie Liu
 Address: 20 1/2 Castlewood Drive
Pleasanton, CA 94566

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

Print Name: Signature Title Company LLC Escrow #: ZC3004-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED