

A.P.N.: 1318-23-213-017

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:

Qing Chang  
203 Tamal Vista Blvd  
Corte Madera, CA 94925

Escrow No.: ZC3018-JL

RPTT \$0

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

Reza Hassan-Zade a married man and spouse of the grantee

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

**Qing Chang, A Married Woman as her Sole and Separate Property**

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.**

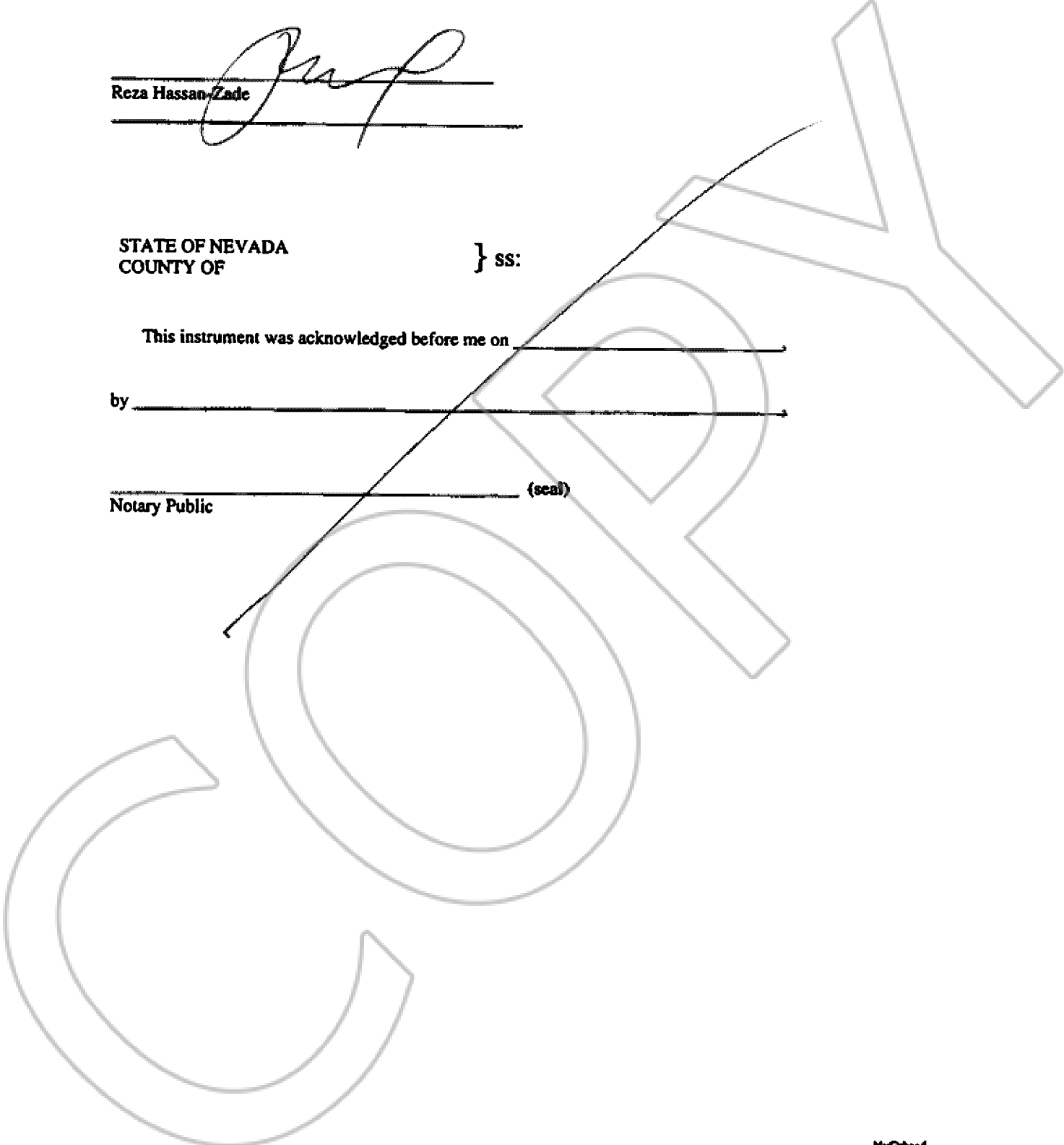
Reza Hassan-Zade  
[Signature]

STATE OF NEVADA } ss:  
COUNTY OF

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

\_\_\_\_\_  
Notary Public (seal)



# 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.

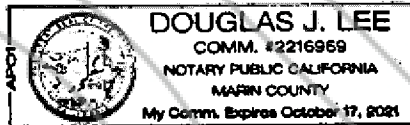
State of California  
County of Marin

On February 23, 2021 before me, Douglas J Lee, Notary Public  
(insert name and title of the officer)

personally appeared Reza Hassan-Zade  
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 [Handwritten Signature] (Seal)

**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 45A, as shown on the map of LAKE VILLAGE UNIT NO. 2D, filed in the office of the county  
recorder on June 5, 1972, as Document No. 59803, Official Records of Douglas County, State of  
Nevada.

APN: 1318-23-213-017



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1318-23-213-017  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:  
 a.  Vacant Land  
 b.  Single Fam. Res.  
 c.  Condo/Twnhse  
 d.  2-4 Plex  
 e.  Apt. Bldg  
 f.  Comm'Vnd'l  
 g.  Agricultural  
 h.  Mobile Home  
 i. Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 0.00  
 d. Real Property Transfer Tax Due: \$ 0.00

4. **if Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: Transfer between spouses per lender requirements

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 \_\_\_\_\_ Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Reza Hassan-Zade  
 Address: 203 Tamal Vista Blvd  
 City: Corte Madera  
 State: CA Zip: 94925

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Qing Chang  
 Address: 203 Tamal Vista Blvd  
 City: Corte Madera  
 State: CA Zip: 94925

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Signature Title Company LLC Escrow No.: 3018-JL  
 Address: 212 Elks Point Road, Suite 445, PO Box 10297  
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED