

DOUGLAS COUNTY, NV      **2021-962699**  
RPTT:\$3513.90 Rec:\$40.00  
\$3,553.90 Pgs=3      02/26/2021 02:51 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**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 Tarnal Vista Blvd Apt 220  
Corte Madera, CA 94925

**Escrow No.: ZC3018-JL**

RPTT \$3,513.90

## **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That

Charles D. Bosselman and Laura L. Bosselman husband and wife as joint tenants

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.**

  
Charles D. Bosselman

  
Laura L. Bosselman

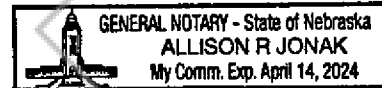
Nebraska  
STATE OF ~~NEVADA~~  
COUNTY OF Hall

} ss:

This instrument was acknowledged before me on February 22, 2021

by Charles D. Bosselman and Laura L. Bosselman

 (seal)  
Notary Public



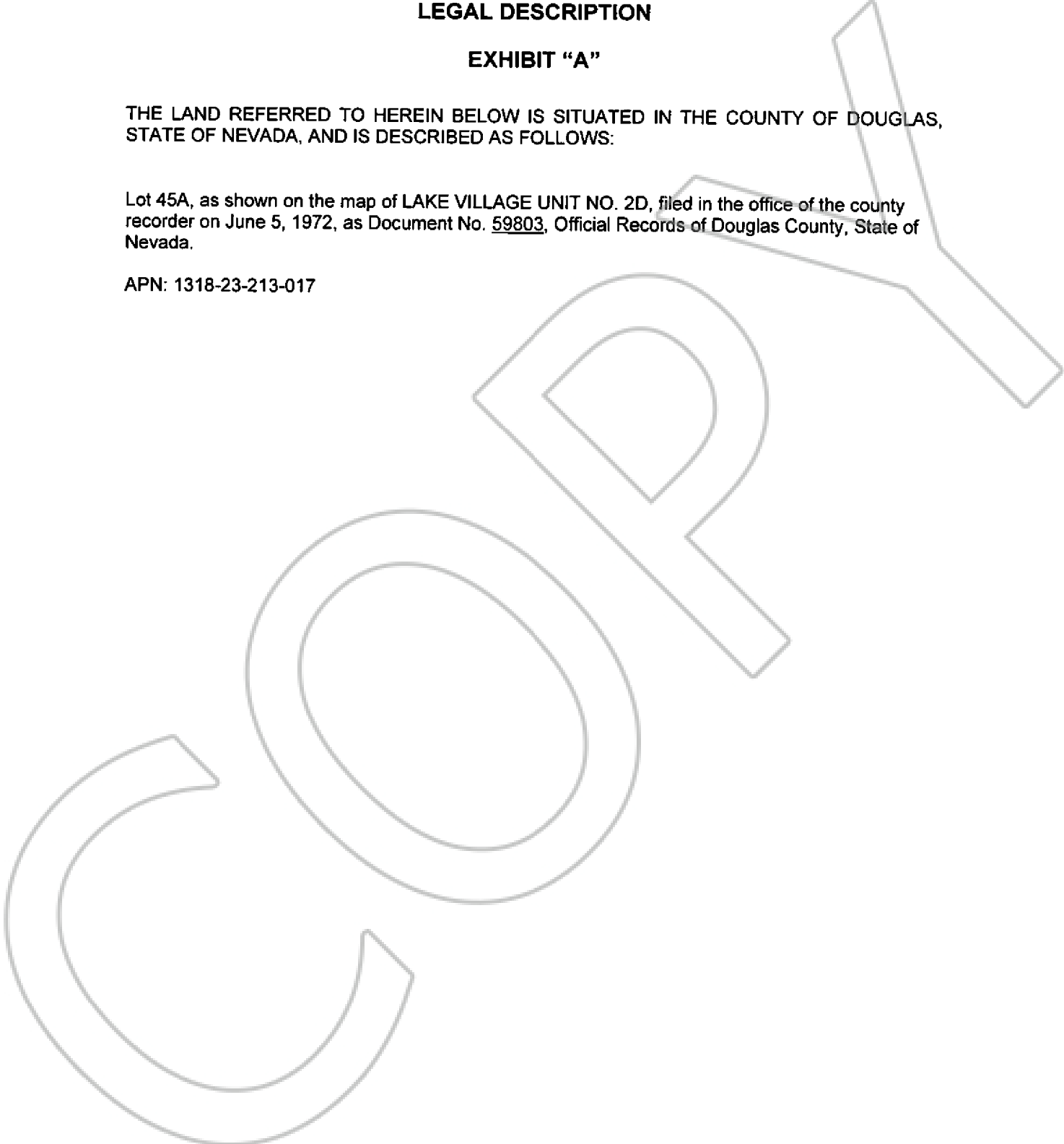
**LEGAL DESCRIPTION**

**EXHIBIT "A"**

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

Lot 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'l/Ind'l
- g)  Agricultural      h)  Mobile Home
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$901,000.00

Transfer Tax Value \$901,000.00

Real Property Transfer Tax Due: \$3,513.90

**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 DocuSigned by: Charles D. Bosselman Qing Chang

Signature Qing Chang

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(Required)**

**(Required)**

Print Name: Charles D. Bosselman

Print Name: Qing Chang

Address: 3800 East US Highway 34

Address: 203 Tamal Vista Blvd Apt 220

Grand Island, NE 68801

Corte Madera, CA 94925

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

Print Name: Signature Title Company LLC Escrow #: ZC3018-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**