

DOUGLAS COUNTY, NV **2021-962916**  
RPTT:\$3783.00 Rec:\$40.00  
\$3,823.00 Pgs=2 **03/03/2021 02:06 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1318-23-411-005  
R.P.T.T.: \$3,783.00  
Escrow No.: 21013335-DR  
When Recorded Return To:  
Shaohua Yang, Trustee of the Shaohua  
Yang Trust dated May 10, 2016  
1477 Elka Avenue  
San Jose, CA 95129

Mail Tax Statements to:  
Shaohua Yang, Trustee of the Shaohua  
Yang Trust dated May 10, 2016  
1477 Elka Avenue  
San Jose, CA 95129

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Tahnie A. Weiser, as Trustee of the Tahnie A. Weiser Revocable Trust, dated March 19, 2019**

do(es) hereby Grant, Bargain, Sell and Convey to

**Shaohua Yang, Trustee of the Shaohua Yang Trust dated May 10, 2016**

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

Lot 6, of Pine Ridge Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on August 8th, 1956, as Book 1 of Maps, Page 143 File No. 11664.

Assessors Parcel No.: 1318-23-411-005

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

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 21013335-DR

Dated this 23 day of February, 2021.

Tahnie A. Weiser Revocable Trust, dated March 19, 2019

BY: Tahnie Weiser  
Tahnie A. Weiser, Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 23 day of February, 2021, by Tahnie A. Weiser, as Trustee of Tahnie A. Weiser, as Trustee of the Tahnie A. Weiser Revocable Trust, dated March 19, 2019.

Dena Reed  
Notary Public

 **DENA REED**  
Notary Public - State of Nevada  
Appointment Recorded In Douglas County  
No: 03-80676-5 - Expires March 14, 2023



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-23-411-005  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$970,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$970,000.00  
 d. Real Property Transfer Tax Due: \$3,783.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Tahnje Weiser Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: Tahnje A. Weiser, as Trustee of the Tahnje A. Weiser Revocable Trust, dated March 19, 2019  
 Address: P.O. Box 5373  
 City: Statenline  
 State: NV Zip: 89449

Print Name: Shaohua Yang, Trustee of the Shaohua Yang Trust dated May 10, 2016  
 Address: 1477 Elka Avenue  
 City: San Jose  
 State: California Zip: 95129

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21013335-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED