

DOUGLAS COUNTY, NV **2021-967581**
RPTT:\$2340.00 Rec:\$40.00
\$2,380.00 Pgs=2 **05/17/2021 01:51 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1320-30-211-095
R.P.T.T.: \$2,340.00
Escrow No.: 21016422-COM
Title No.: 21016422-COM
When Recorded Return To:
Lu Liu and Guangmei Hu
1799 Ironwood Dive
Minden, NV 89423

Mail Tax Statements to:
Lu Liu and Guangmei Hu
1799 Ironwood Dive
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Charles W. Ward and Stephenie J. Ward, Trustees of the WARD 1994 TRUST

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

Lu Liu, an unmarried woman as to an undivided 50% interest and Guangmei Hu, an unmarried woman as to an undivided 50% interest as tenants in common

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

All that certain lot, piece or parcel of land situate within a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel 1-A as shown on the Final Parcel Map FPM-2006 for Minden Ironwood Partners and Charles H. Paya, filed for record in the Office of the Douglas County Recorder on October 24, 1995, in Book 1095, Page 4101, as Document No. 373418, Official Records.

APN: 1320-30-211-095

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

Dated this 12 day of May, 2021.

The WARD 1994 TRUST

BY: Charles W. Ward
Charles W. Ward, Trustee

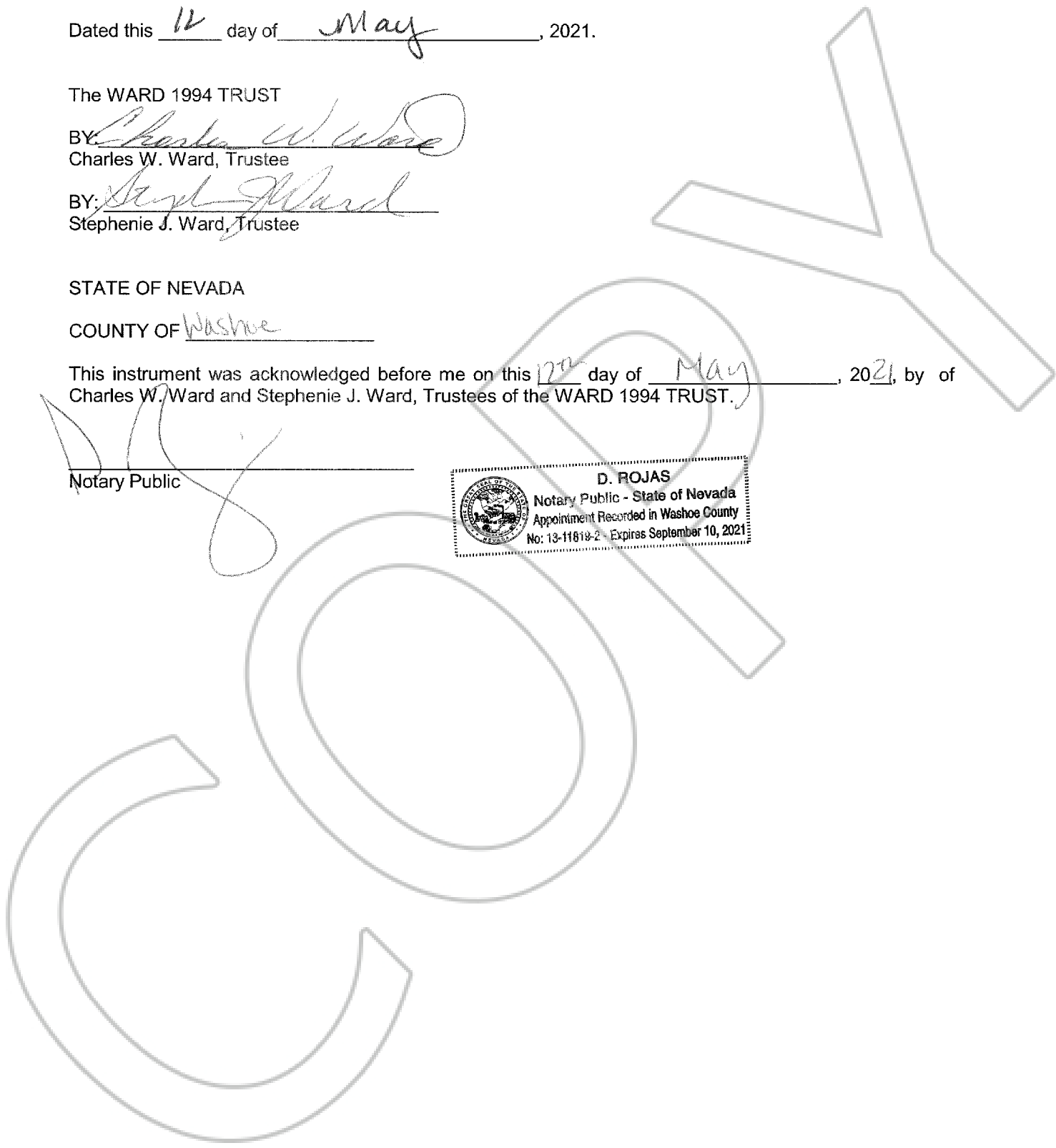
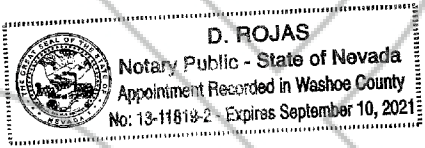
BY: Stephenie J. Ward
Stephenie J. Ward, Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 12th day of May, 2021, by of Charles W. Ward and Stephenie J. Ward, Trustees of the WARD 1994 TRUST.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-30-211-095
 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: \$600,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$600,000.00
 d. Real Property Transfer Tax Due: \$2,340.00

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: Charles W. Ward Capacity: _____ Grantor
 Signature _____ Capacity: _____ Grantee

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

Charles W. Ward and Stephenie J. Ward, Trustees of the WARD 1994
 Print Name: TRUST
 Address: 1578 Broken Arrow Road
 City: Gardnerville
 State: NV Zip: 89410

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

Lu Liu and Guangmei Hu
 Print Name: Lu Liu and Guangmei Hu
 Address: 1799 Ironwood Dive
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21016422-COM
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED