

DOUGLAS COUNTY, NV **2021-971266**  
RPTT:\$2242.50 Rec:\$40.00  
\$2,282.50 Pgs=2 **07/22/2021 10:50 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1319-30-613-004  
R.P.T.T.: \$2,242.50  
Escrow No.: 21019450-DR  
When Recorded Return To:  
Sharon Huang  
15 Country View Lane  
Danville, CA 94526

Mail Tax Statements to:  
Sharon Huang  
15 Country View Lane  
Danville, CA 94526

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Randolph Walters and Nancy L. Walters, husband and wife as joint tenants with right of survivorship**

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

**Sharon Huang, an unmarried woman**

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

PARCEL 1:

Unit 6D, as shown on the Official Plat of Tahoe Village Condominium No. 6-II, being a subdivision of Lot 6, of the Second Amended Map of Tahoe Village Unit No. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 26, 1976, as Document No. 00623.

PARCEL 2:

TOGETHER WITH an undivided  $\frac{1}{4}$  interest in and to the "Common Area", as shown on the said map of Tahoe Village Condominium No. 6-II.

APN: 1319-30-613-004

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

Dated this 21 day of July, 2021.

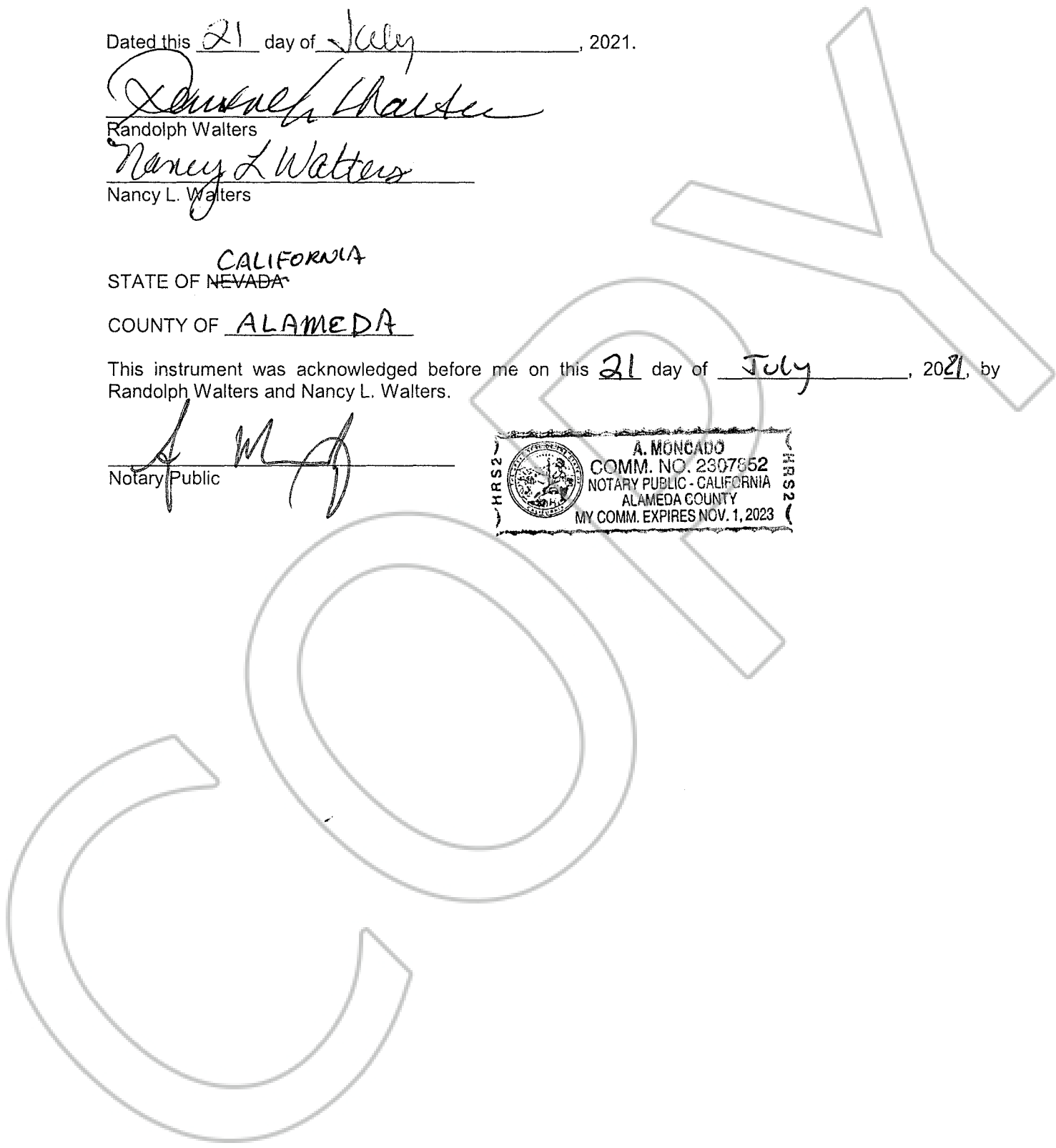
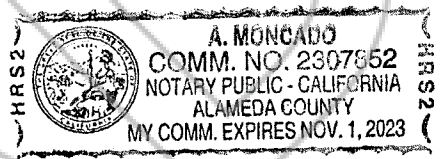
Randolph Walters  
Randolph Walters

Nancy L. Walters  
Nancy L. Walters

CALIFORNIA  
STATE OF NEVADA  
COUNTY OF ALAMEDA

This instrument was acknowledged before me on this 21 day of July, 2021, by Randolph Walters and Nancy L. Walters.

A. Moncado  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-30-613-004  
 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: \$575,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$575,000.00  
 d. Real Property Transfer Tax Due: \$2,242.50

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

5. Partial Interest: Percentage Being Transferred: 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: *Sharon Huang* Capacity: \_\_\_\_\_ Grantor  
 Signature: *Nancy L. Walters* Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: Randolph Walters and Nancy L. Walters Print Name: Sharon Huang  
 Address: 15724 Paseo Larga Vista Address: 15 Country View Lane  
 City: San Lorenzo City: Danville  
 State: CA Zip: \_\_\_\_\_ State: California Zip: 94526

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21019450-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