

DOUGLAS COUNTY, NV **2021-973248**  
RPTT:\$4485.00 Rec:\$40.00  
\$4,525.00 Pgs=4 **08/27/2021 03:57 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1318-16-810-041
<b>R.P.T.T.</b>	\$4,485.00
<b>File No.:</b>	1363392 WLD
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Sally Yiping Shi and Hansong Zhang	
1215 Magdalena Ct.	
Los Altos, CA 94024	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **W.R.L. Deal, L.L.C.**, a Nevada limited liability company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Sally Yiping Shi and Hansong Zhang, wife and husband, as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 70 as shown on the Amended Plat of ELKS SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada on January 5, 1928 and as shown on the Second Amended Plat of the ELKS SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada on June 5, 1952, in Book 1 of Maps, as File No. 8537.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: August 24, 2021

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

THIS DOCUMENT IS EXECUTED IN COUNTERPART

W.R.L. Deal, L.L.C., a Nevada limited liability company

Ann R. Deveny  
Ann R. Deveny, Managing Member

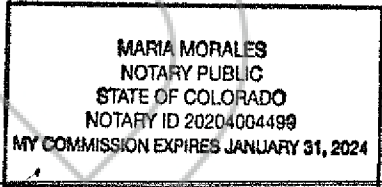
Ellen E. Reed  
Ellen E. Reed, Managing Member

Thomas W. Reed  
Thomas W. Reed, Managing Member

State of Colorado )  
County of Larimer ) ss

This instrument was acknowledged before me on the 25<sup>th</sup> day of August, 2021  
By: Ann R. Deveny

Signature: [Signature]  
Notary Public



State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
By: Ellen E. Reed

Signature: \_\_\_\_\_  
Notary Public

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
By: Thomas W. Reed

Signature: \_\_\_\_\_  
Notary Public

W.R.L. Deal, L.L.C., a Nevada limited liability company

*counterpart*  
Ann R. Deveny, Managing Member

*Ellen E. Reed*

Ellen E. Reed, Managing Member

*counterpart*  
Thomas W. Reed, Managing Member

State of \_\_\_\_\_ )

County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021

By: Ann R. Deveny

Signature: \_\_\_\_\_

Notary Public

State of California )

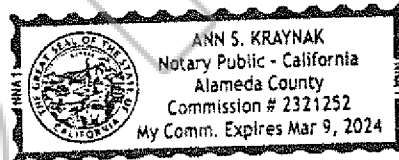
County of Alameda ) ss

This instrument was acknowledged before me on the 24 day of August, 2021

By: Ellen E. Reed

Signature: *Ann Kraynak*

Notary Public



State of \_\_\_\_\_ )

County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021

By: Thomas W. Reed

Signature: \_\_\_\_\_

Notary Public

W.R.L. Deal, L.L.C., a Nevada limited liability company

*Count Part*  
Ann R. Deveny, Managing Member

Ellen E. Reed, Managing Member

*Thomas W. Reed*  
Thomas W. Reed, Managing Member

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
By: Ann R. Deveny

Signature: \_\_\_\_\_  
Notary Public

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

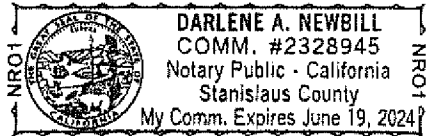
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
By: Ellen E. Reed

Signature: \_\_\_\_\_  
Notary Public

State of California )  
County of Stanislaus ) ss

This instrument was acknowledged before me on the 25 day of August, 2021  
By: Thomas W. Reed

Signature: *Darlene A. Newbill*  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-16-810-041  
 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 \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 1,150,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 1,150,000.00  
 d. Real Property Transfer Tax Due                                \$ 4,485.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: W.R.L. Deal, L.L.C., a Nevada limited liability company  
 Address: 1148 Oakland Ave.  
 City: Piedmont  
 State: CA Zip: 94611

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Sally Yiping Shi and Hansong Zhang  
 Address: 1215 Magdalena Ct.  
 City: Los Altos  
 State: CA Zip: 94024

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1363392 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED