

DOUGLAS COUNTY, NV **2021-974018**  
RPTT:\$3387.15 Rec:\$40.00  
\$3,427.15 Pgs=3 **09/15/2021 01:14 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1318-15-110-025
<b>R.P.T.T.</b>	\$3,387.15
<b>File No.:</b>	1368040 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>	
Aijun Cao	
20500 Town Center Lane Unit 291	
Cupertino, CA 95014	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Colin Wigglesworth and Kathleen A. Wigglesworth, Trustees of The Wigglesworth Family Trust, Dated August 20, 2009** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Aijun Cao, a single woman**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

**\*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 25, 2021

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

The Wigglesworth Family Trust

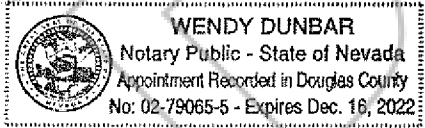
Colin A. Wigglesworth  
Colin Wigglesworth, Trustee

Kathleen A. Wigglesworth  
Kathleen A. Wigglesworth, Trustee

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 26 day of August, 2021  
By: Colin Wigglesworth and Kathleen A. Wigglesworth

Signature: [Signature]  
Notary Public



## EXHIBIT "A" LEGAL DESCRIPTION

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

**PARCEL NO. 1:**

Unit No. 25, of PINEWILD, a Condominium, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on June 26, 1973, as Document No. 67150.

**PARCEL NO. 2:**

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1, above.

**PARCEL NO. 3:**

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. 1, above, defined in the Amended Declaration of Covenants, Conditions, and Restrictions of Pinewild, a Condominium Project, recorded March 11, 1978, in Book 374, Official Records, at Page 193 as Limited Common Area and thereby allocated to the unit described in Parcel No. 1, above and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

**PARCEL NO. 4:**

Non-exclusive easements appurtenant to Parcel No. 1, above, for Ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-15-110-025  
 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                      \$ 868,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 868,500.00  
 d. Real Property Transfer Tax Due                              \$ 3,387.15

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 [Signature] Capacity Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Colin Wigglesworth and Kathleen A. Wigglesworth, Trustees of The Wigglesworth Family Trust, Dated August 20, 2009  
 Address: P.O. Box 1511  
 City: Carson City  
 State: NV Zip: 89702

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Aijun Cao  
 Address: 20500 Town Center Lane Unit 291  
 City: Cupertino  
 State: CA Zip: 95014

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1368040 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410