

DOUGLAS COUNTY, NV
RPTT:\$1006.20 Rec:\$40.00
\$1,046.20 Pgs=3 10/01/2021 11:01 AM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Mingliang sun
Xin Pan
5679 Cluve Hitch Ct
Fremont, CA 94555

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2106067-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-04-516-015
R.P.T.T. \$1,006.20

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Tina Mahoney and Patrick Mahoney, wife and husband,
as joint tenants

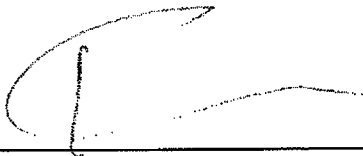
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Mingliang Sun and Xin Pan, Husband and Wife as Joint tenants

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

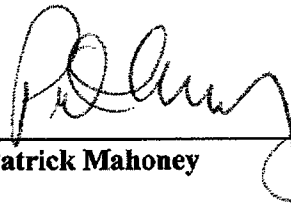
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.



Tina Mahoney



Patrick Mahoney

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, September 30, 2021
by Tina Mahoney and Patrick Mahoney


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02106067.



Escrow No. 2106067-RLT

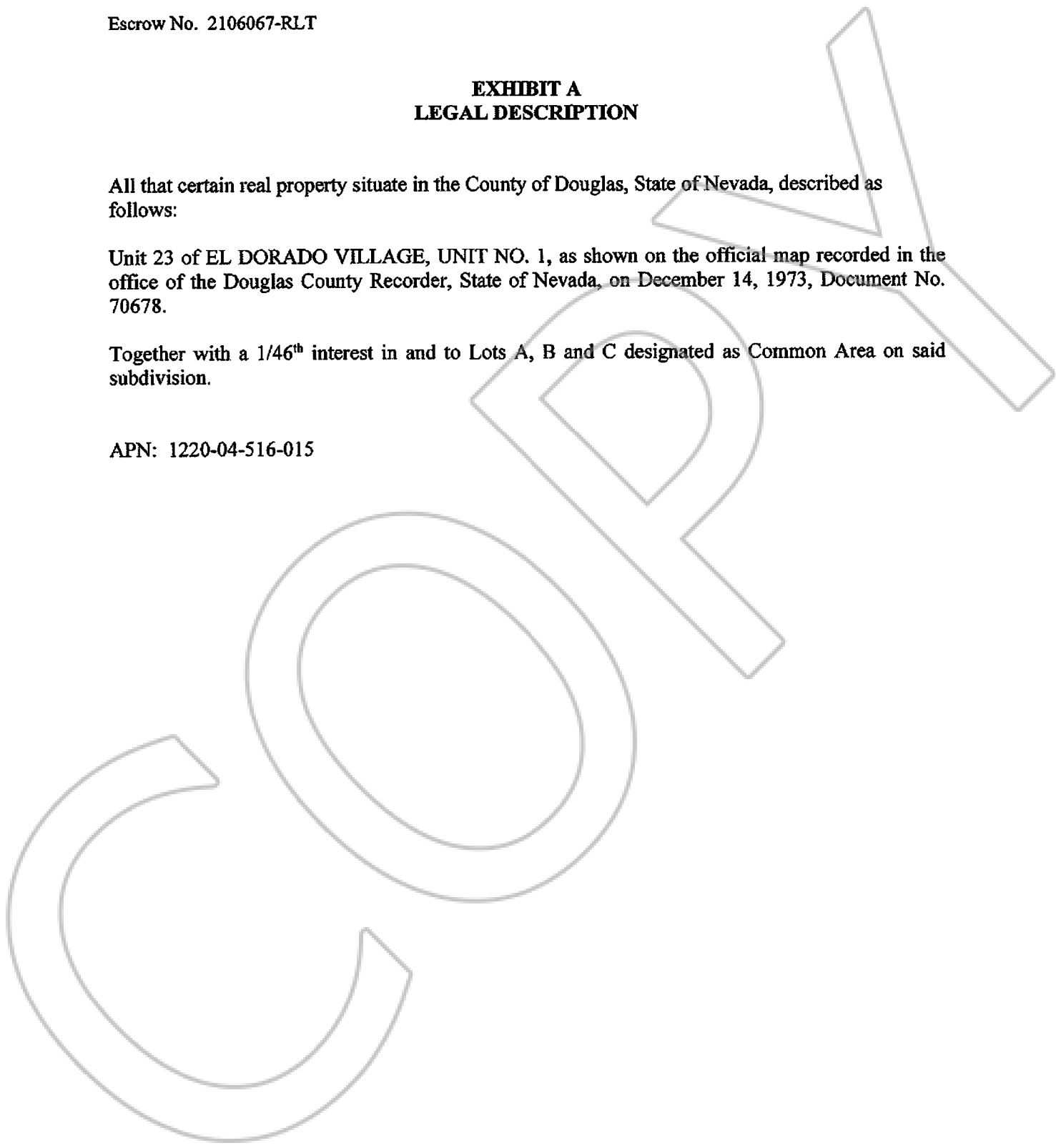
**EXHIBIT A
LEGAL DESCRIPTION**

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

Unit 23 of EL DORADO VILLAGE, UNIT NO. 1, as shown on the official map recorded in the office of the Douglas County Recorder, State of Nevada, on December 14, 1973, Document No. 70678.

Together with a 1/46th interest in and to Lots A, B and C designated as Common Area on said subdivision.

APN: 1220-04-516-015



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-04-516-015
 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'/Ind'l
 g. Agricultural h. Mobile Home
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 258,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 258,000.00
 d. Real Property Transfer Tax Due: \$ 1,006.20

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 Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Tina Mahoney and Patrick Mahoney
 Address: 730 Mustang Lane
 City: Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Mingliang Sun and Xin Pan
 Address: 5679 Cluve Hitch Ct
 City: Fremont
 State: CA Zip: 94555

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02106067-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED