

A.P.N. No.:	1318-15-702-005
R.P.T.T.	\$3,471.00
File No.:	1440923 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Jonathan Hester and Sarah Hester	
P.O. Box 1704	
Zephyr Cove, NV 89448	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Philip X. Wang, a married man as his sole and separate property and Lily Liangdong Yue (who erroneously acquired title as Lily Liandong Yue), a married woman as her sole and separate property, as Joint Tenants with Rights of Survivorship for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Jonathan Hester and Sarah Hester, husband and wife, as Community Property with Right of Survivorship, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Being a portion of the Southeast 1/4 and of the Southwest 1/4 of Section 15, Township 13 North, Range 18 East, M.D.B. & M., more particularly described as follows:

**PARCEL 1:**

COMMENCING at the intersection of the Northwesterly line of Parcel 2 as described in that certain instrument recorded December 11, 1964, in Book 28 of Official Records, Page 284, Douglas County, Nevada, and of the Southwesterly line of McFaul Way as shown on that certain map of ROUND HILL VILLAGE UNIT NO. 1, filed in the office of the Recorder of Douglas County, Nevada, on April 21, 1965, under Document No. 27741; said point being also described as being South 47°13'00" West 30.00 feet and North 42°47'00" West 221.52 feet from the Southerly terminus of that certain course in McFaul Way shown as North 42°47'00" West 265.81 feet on said map; Thence South 42°24' West 180.00 feet; Thence North 47°36'00" West 62.5 feet to the True Point Of Beginning, being the most Southerly corner of this parcel; Thence continuing North 47°36'00" West 107.74 feet to the most Westerly corner of this parcel; Thence North 26°44'00" East 36.8 feet to the most Northerly corner of this parcel; Thence South 63°16' East 69.0 feet; Thence South 47°31'50" East 51.24 feet to the most Easterly corner of this parcel; Thence South 42°24' West 54.0 feet to the True Point Of Beginning.

**PARCEL 2:**

An undivided 1/6th interest in and to the following parcel of land:

COMMENCING at the intersection of the Northwesterly line of Parcel 2 as described in that certain instrument recorded December 11, 1964, in Book 28 of Official Records at Page 284, Douglas County, Nevada, and of the Southwesterly line of McFaul Way as shown on that certain map of ROUND HILL VILLAGE UNIT NO. 1, filed in the office of the Recorder of Douglas County, Nevada, on April 21, 1965, under Document No. 27741; said point being also described as being South 47°13'00" West 30.0 feet and

North 42°47'00" West 221.52 feet from the Southerly terminus of that certain course in McFaul Way shown as North 42°47'00" West 265.81 feet on said map; thence North 42°47' West along the Southwesterly right of way line of McFaul Way 44.29 feet; Thence South 83°42' West 58.5 feet; Thence South 21°02'05" West 10.21 feet to the most Easterly corner of this parcel, the True Point of Beginning; Thence continuing South 21°02'05" West 45.38 feet; Thence South 42°24' West 34.0 feet to the most Southerly corner of this parcel; Thence North 47°31'50" West 51.24 feet to the most Westerly corner of this parcel; Thence North 26°44' East 64.0 feet to the most Northerly corner of this parcel; Thence South 63°16' East 54.0 feet to the True Point of Beginning.

**PARCEL 3:**

TOGETHER WITH the right to use a strip of land 25 feet in width contiguous to the Northwesterly side of that parcel that is the first parcel described in Exhibit A attached to the Deed of Trust recorded in Book 35 of Official Records at Page 647, and contiguous to the Northwesterly side of the first parcel described in Exhibit A attached to the Deed of Trust recorded in Book 35 of Official Records at Page 653, for roadway purposes, and for the installation, operation, repair and replacement of sewer mains and public utility services, as set forth in the Deed from IRENE M. YORK, et al, recorded July 25, 1967, in Book 51, Page 584, Document No. 37275, Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on January 21, 2015, as Document No. 2015-855914 of Official Records.

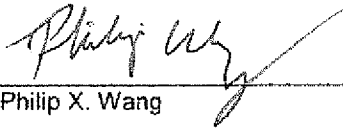
**\*SUBJECT TO:**

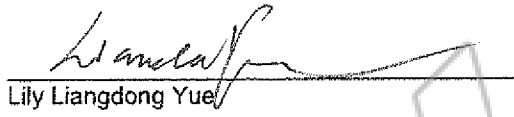
1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: October 12, 2021

**SIGNATURES AND NOTARY ON PAGE 3  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.**

  
Philip X. Wang

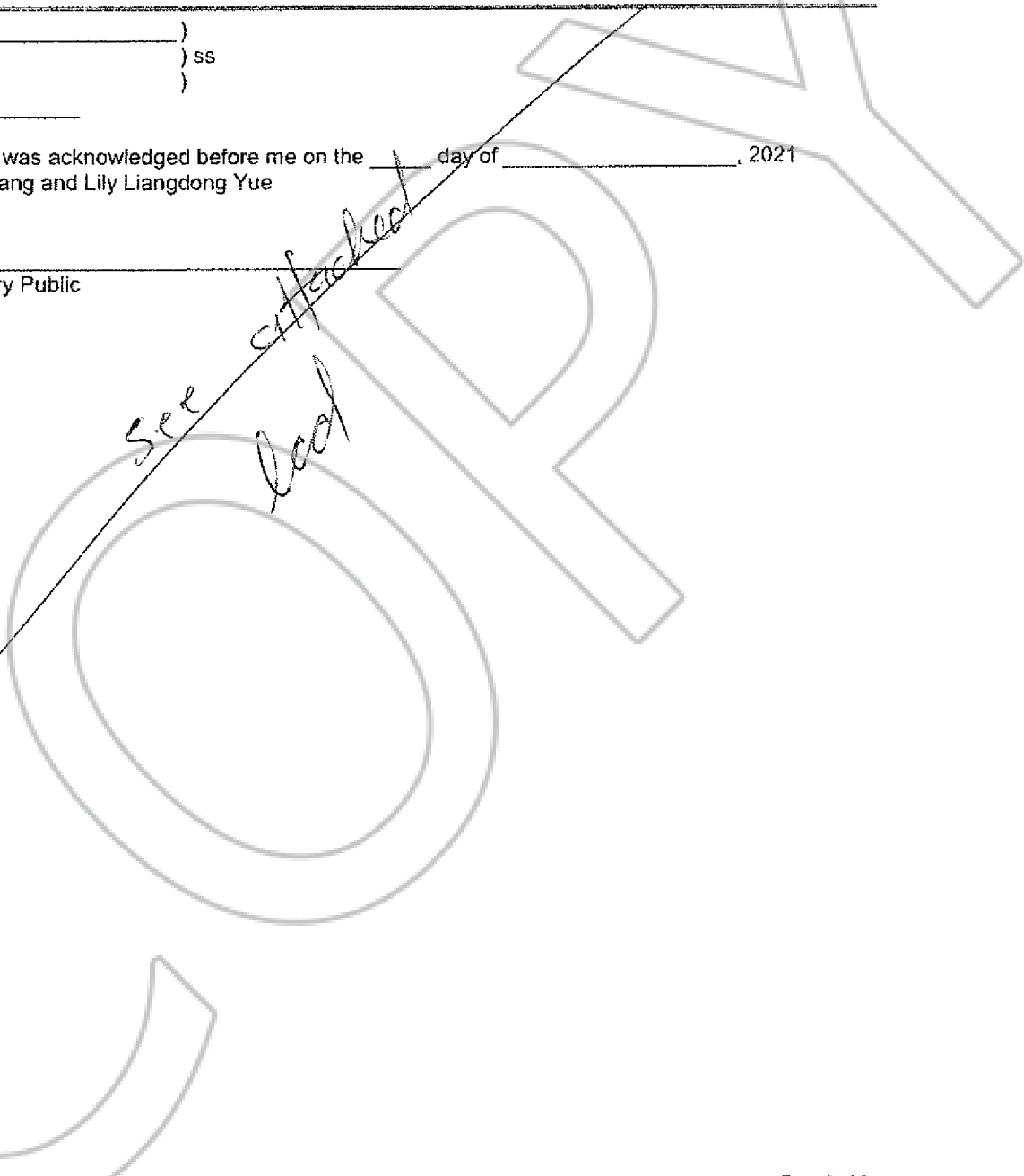
  
Lily Liangdong Yue

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

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
By: Philip X. Wang and Lily Liangdong Yue

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

*see attached leaf*



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Los Angeles )

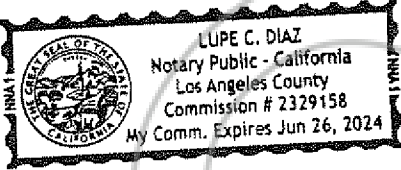
On October 15, 2021 before me, Lupe C. Diaz, a Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Lily Liandong Yue and Philip X. Wang  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Lupe C. Diaz  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain, Sale Deed Document Date: 10-12-21  
Number of Pages: 3 Signer(s) Other Than Named Above: None

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-15-702-005
- 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 \$ 890,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( )
- c. Transfer Tax Value: \$ 890,000.00
- d. Real Property Transfer Tax Due \$ 3,471.00

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 *Philip Wang* Capacity *Seller*

Signature *Liangdong Yue* Capacity *Seller*

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

Print Name: Philip X. Wang and Lily Liangdong Yue  
 Address: 3226 Philo Street  
 City: Los Angeles  
 State: CA Zip: 90064

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

Print Name: Jonathan Hester and Sarah Hester  
 Address: P.O. Box 1704  
 City: Zephyr Cove  
 State: NV Zip: 89448

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

Print Name: Stewart Title Company Escrow # 1440923 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED