

DOUGLAS COUNTY, NV **2021-977347**  
RPTT:\$4387.50 Rec:\$40.00  
\$4,427.50 Pgs=2 11/19/2021 12:04 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1219-10-002-030  
File No: 143-2639558 (mk)  
R.P.T.T.: \$4,387.50

When Recorded Mail To: Mail Tax Statements To:  
John Thrall  
221 Vista Verde Way  
Portola Valley, CA 94028

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Cecile Marie Congelos, successor Trustee of the Joseph Edward Wizner and Helen Rosina  
Wizner Family Trust dated February 13, 2003

do(es) hereby *GRANT, BARGAIN and SELL* to

John Thrall and HsinLu Hsu, husband and wife as joint tenants

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

**LOT 2, BLOCK B OF SIERRA RANCHO ESTATES UNIT TWO, FILED IN THE OFFICE OF  
THE DOUGLAS COUNTY RECORDER'S OFFICE ON MAY 17, 1985, IN BOOK 585, PAGE  
1534, DOCUMENT NO. 117513, AMENDED BY CERTIFICATE OF AMENDMENT  
RECORDED OCTOBER 17, 2012, IN BOOK 1012, PAGE 4603, DOCUMENT NO. 811094  
OF OFFICIAL RECORDS.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and  
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,  
issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now  
of record.

Cecile Marie Congelos, successor Trustee of the  
Joseph Edward Wizner and Helen Rosina Wizner  
Family Trust dated February 13, 2003

Cecile Marie Congelos  
Cecile Marie Congelos, Successor Trustee

STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 11-10-21 by  
**Cecile Marie Congelos, successor Trustee**

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-22)

MARY KELSH  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No. 98-49567-5 - Expires Nov. 06, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2639558.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-10-002-030
- 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
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$1,125,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$1,125,000.00
- d) Real Property Transfer Tax Due \$4,387.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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)**

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

Cecile Marie Congelos, successor  
Trustee of the Joseph Edward  
Print Name: Wizner and Helen R  
Address: 1040 Lakeside Dr  
City: Gardnerville  
State: NV Zip: 89460

John Thrall and HsinLu  
Print Name: Hsu  
Address: 221 Vista Verde Way  
City: Portola Valley  
State: CA Zip: 94028

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

First American Title Insurance  
Print Name: Company  
Address 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2639558 mk/ mk  
State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)