

A.P.N.: 1319-30-623-002
File No: 143-2646940 (et)
R.P.T.T.: \$4,485.00

When Recorded Mail To: Mail Tax Statements To:
Ruoxu Luo
471 Silver Hollow Drive
Walnut Creek, CA 94598

GRANT, BARGAIN and SALE DEED

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

Robert M. Kalthoff and Katherine A. Kalthoff, husband and wife as joint tenants with right of survivorship

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

Ruoxu Luo, a single person and Xiaorong Cao, a single person as joint tenants with right of survivorship

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

PARCEL 1:

ALL THAT PORTION OF LOT 20, AS SHOWN ON THE MAP ENTITLED "OFFICIAL AMENDED MAP OF TAHOE VILLAGE NO. 2," FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 29, 1974, AS DOCUMENT NO. 72495, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF UNIT C IN BUILDING NO. 20, AS SHOWN ON THE MAP ENTITLED "CONDOMINIUM PLAT PLAN OF TAHOE VILLAGE CONDOMINIUM 20 II," FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 10, 1976, AS DOCUMENT NO. 88833.

THE BOUNDARY LINES OF SAID UNIT BEING DESCRIBED IN ITEM 1 OF ARTICLE II OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 25, 1976 IN BOOK 676 OF OFFICIAL RECORDS, AT PAGE 1323, DOUGLAS COUNTY, NEVADA AND AS SHOWN ON THE THIRD AMENDED MAP OF TAHOE VILLAGE NO. 2, RECORDED AUGUST 14, 1979, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 35555.

PARCEL 2:

BEING AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO THE COMMON AREA OF

THE CONDOMINIUM PLAT PLAN OF TAHOE VILLAGE CONDOMINIUM 20 II, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 10, 1976, AS DOCUMENT NO. 88833, AS THE COMMON AREA AS SO DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JUNE 25, 1976 IN BOOK 676 OF OFFICIAL RECORDS AT PAGE 1323, DOUGLAS COUNTY, NEVADA AND AS SHOWN ON THE THIRD AMENDED MAP OF TAHOE VILLAGE NO. 2, RECORDED AUGUST 14, 1979, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 35555.

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.

Robert M. Kalthoff
Robert M. Kalthoff

Katherine A. Kalthoff
Katherine A. Kalthoff

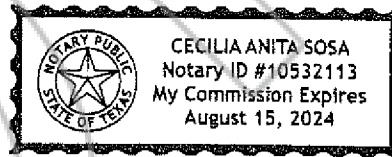
STATE OF ~~NEVADA~~ TX)
COUNTY OF ~~DOUGLAS~~ Bexar) : ss.

This instrument was acknowledged before me on March 16, 2022 by
Robert M. Kalthoff and Katherine A. Kalthoff.

Cecilia Anita Sosa

Notary Public

(My commission expires: 8/15/24)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2646940.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-623-002
- 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: \$1,150,000.00
- 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 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)**

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

Robert M. Kalthoff and Katherine

Ruoxu Luo and Xiaorong

Print Name: A. Kalthoff

Print Name: Cao

Address: 16735 La Cantera PY Apt 5307

Address: 471 Silver Hollow Drive

City: San Antonio

City: Walnut Creek

State: TX Zip: 78256

State: CA Zip: 94598

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

First American Title Insurance
Print Name: Company

File Number: 143-2646940 et/ et

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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