

DOUGLAS COUNTY, NV **2022-983683**
RPTT:\$2168.40 Rec:\$40.00
\$2,208.40 Pgs=4 **04/14/2022 08:33 AM**
LANDMARK TITLE ASSURANCE AGENCY OF
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-03-211-0
R.P.T.T.:	\$ 2168.40
Escrow No.:	104343
Recording Requested By: Landmark Title Assurance Agency of Nevada, LLC	
When Recorded mail to:	
Weizhi Xie and Qingfeng Zhao	
3531 Oak Knoll Drive	
Emerald Hills. CA 94062	
Mail Tax Statements to:	
Same as above	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

John A. Circo, II and Teri A. Circo, husband and wife as community property with right of survivorship

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to:

Weizhi Xie and Qingfeng Zhao, 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:

SEE EXHIBIT 'A' LEGAL DESCRIPTION
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to: 1. Taxes for the current fiscal year, paid current
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

this deed may be executed in counterpart, regardless of date of execution together shall be deemed one of the same document

IN WITNESS WHEREOF, I/We have hereunto set by hand this April 7, 2022.

SELLER:

John A. Circo II
John A Circo II

Stated in Counterpart
Teri A Circo

STATE OF) *New Mexico*

COUNTY OF) *Eddy*

On *April 9, 2022*
appeared before me, a Notary Public,

EN
John A Circo II and Teri A Circo

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.



Roxana Newton
Notary Public (signature) (seal)

Roxana Newton
my commission expires 01/09/2022.

IN WITNESS WHEREOF, I/We have hereunto set by hand this April 7, 2022.

SELLER:

Signed in Counterpart
John A Circo II

Teri A. Circo
Teri A Circo

STATE OF Wyoming
COUNTY OF Fremont

On 4/8/22
appeared before me, a Notary Public,

John A Circo II and Teri A Circo

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

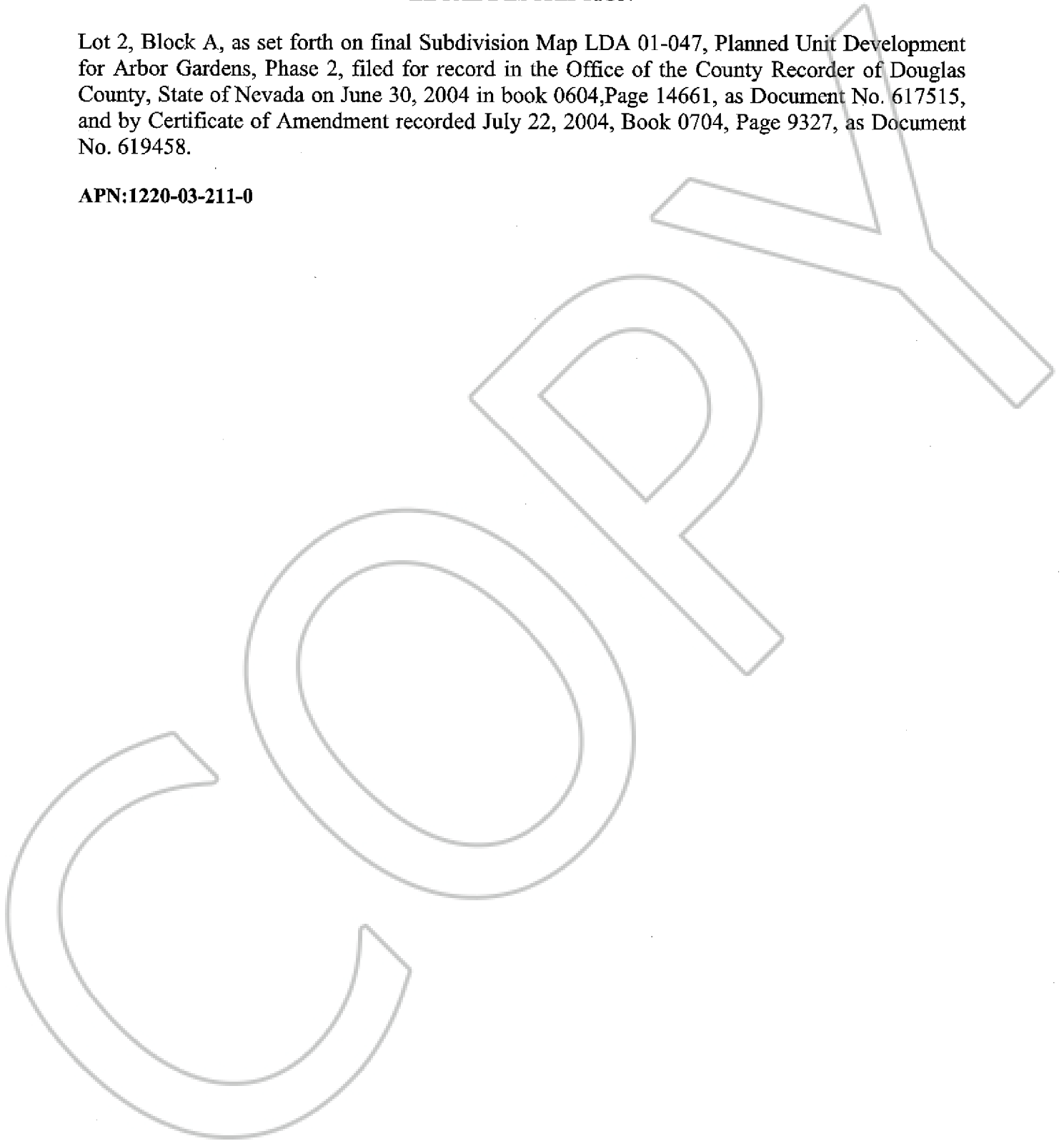
S Watson
Notary Public (signature) (seal)

S WATSON
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 156342
MY COMMISSION EXPIRES: 03/21/2028

Exhibit "A"
LEGAL DESCRIPTION

Lot 2, Block A, as set forth on final Subdivision Map LDA 01-047, Planned Unit Development for Arbor Gardens, Phase 2, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 30, 2004 in book 0604, Page 14661, as Document No. 617515, and by Certificate of Amendment recorded July 22, 2004, Book 0704, Page 9327, as Document No. 619458.

APN:1220-03-211-0



**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)
 a) 122003211002
 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 _____

3. Total Value/Sales Price of Property: \$556,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: 556,000.00
 Real Property Transfer Tax Due: 2,168.40

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 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 therein. Furthermore, the 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: Grantor

Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: John A Circo II and Teri A Circo
 Address: 117 Sacajawea Circle
 City: Fort Washakie
 State: Wyoming Zip: 82514

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Weizhi Xie and Qingfeng Zhao
 Address: 3531 Oak Knoll Drive
 City: Emerald Hills
 State: California Zip: 94062

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Landmark Title Escrow # 104343
 Address: 1755 East Plumb Lane #260
 City: Reno State NV Zip 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)