

APN: 1318-15-110-041
R.P.T.T.: \$5,265.00
Escrow No.: 22027648-SS
When Recorded Return To:
Shuxiong Cai and Fen Chen Family Trust
P.O. Box 12123
Zephyr Cove, NV 89448

Mail Tax Statements to:
Shuxiong Cai and Fen Chen Family Trust
P.O. Box 12123
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ricky W. Massie and Debra L. Massie, Trustees of the Massie Family Trust dated March 24, 2005

do(es) hereby Grant, Bargain, Sell and Convey to

Shuxiong Cai and Fen Chen, Trustees of Shuxiong Cai and Fen Chen Family Trust dated 09/29/2009

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

Parcel No. 1:

Unit 41, of Pinewild, a Condominium, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on June 26th, 1973, as Document No. 67150.

Parcel No. 2:

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1, above.

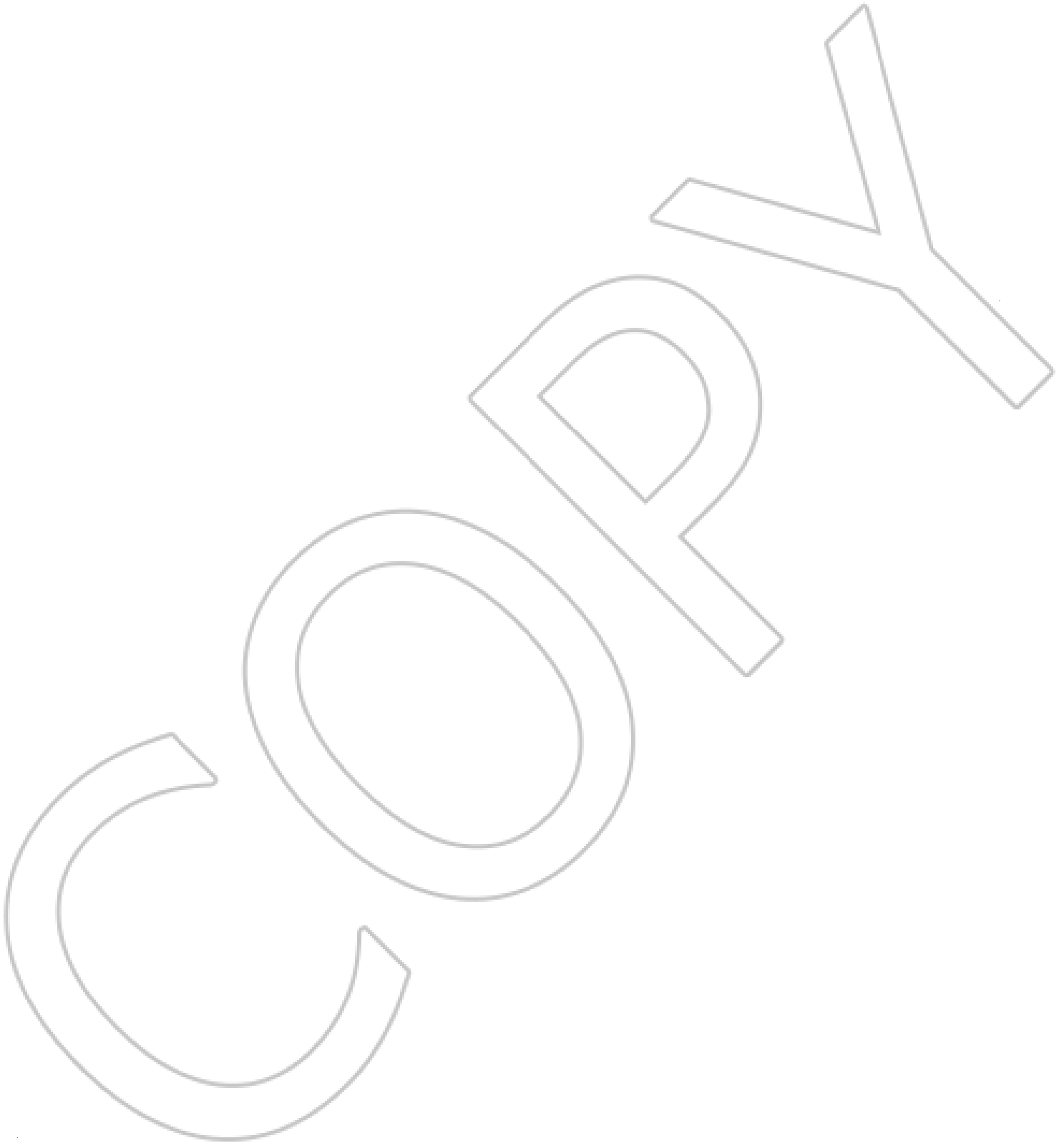
Parcel No. 3:

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. 1, above, defined in the Amended Declaration of Covenants, Conditions, and Restrictions of Pinewild, a Condominium Project, recorded March 11, 1978, in Book 374, Official Records, at Page 193 as Limited Common Area and thereby allocated to the unit described in Parcel No. 1, above and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

Parcel No. 4:

Non-exclusive easements appurtenant to Parcel No. 1, above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

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



Dated this 2nd day of May, 2022.

Massie Family Trust dated March 24, 2005

BY: Ricky W. Massie
Ricky W. Massie
Trustee

BY: Debra L. Massie
Debra L. Massie
Trustee

STATE OF CALIFORNIA

COUNTY OF Placer

This instrument was acknowledged before me on this 2nd day of May, 2022, by Ricky W. Massie, as Trustee and Debra L. Massie, as Trustee of Massie Family Trust dated March 24, 2005.

Annette Hayes
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-15-110-041
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|---|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input checked="" type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- | | |
|---|-----------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$1,350,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$1,350,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$5,265.00</u> |

4. IF EXEMPTION CLAIMED:
- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: *Ricky W. Massie* Capacity: Grantor

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ricky W. Massie and Debra L. Massie, Trustees of the Massie Family Trust

Address: 7481 Quinn Place

City: Loomis

State: CA Zip: 95650

Print Name: Shuxiong Cai and Fen Chen, Trustees of Shuxiong Cai and Fen Chen Family Trust

Address: P.O. Box 12123

City: Zephyr Cove

State: Nevada Zip: 89448

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22027648-SS

Address: 1450 Ridgeview Dr, Ste 100

City: Reno State: NV Zip: 89519