

DOUGLAS COUNTY, NV **2022-986449**
RPTT:\$1834.95 Rec:\$40.00
\$1,874.95 Pgs=2 **06/20/2022 01:48 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1420-07-813-006
R.P.T.T.: \$1,834.95
Escrow No.: 22028879-DR
When Recorded Return To:
Gao- Hung Family Trust Dated October 7,
2016
2008 Forest Ave
Belmont, CA 94002

Mail Tax Statements to:
Gao- Hung Family Trust Dated October 7,
2016
2008 Forest Ave
Belmont, CA 94002

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ryan Jantzen and Nancy Jantzen Duarte, husband and wife as joint tenants with right of survivorship

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

Lifeng Gao and Ke Huang, Trustees of The Gao- Hung Family Trust Dated October 7, 2016

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

Lot 25, in Block Q, of Final Map of Sunridge Heights, Phase 6B, 7A, and 8B, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on January 30th, 1996, as Document No. 380052, and by Certificate of Amendment recorded February 2, 1996, as Document No. 380351.

Assessors Parcel No.: 1420-07-813-006

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

Dated this 20 day of June, 2022.

[Signature]
Ryan Jantzen


[Signature]
Nancy Jantzen Duarte

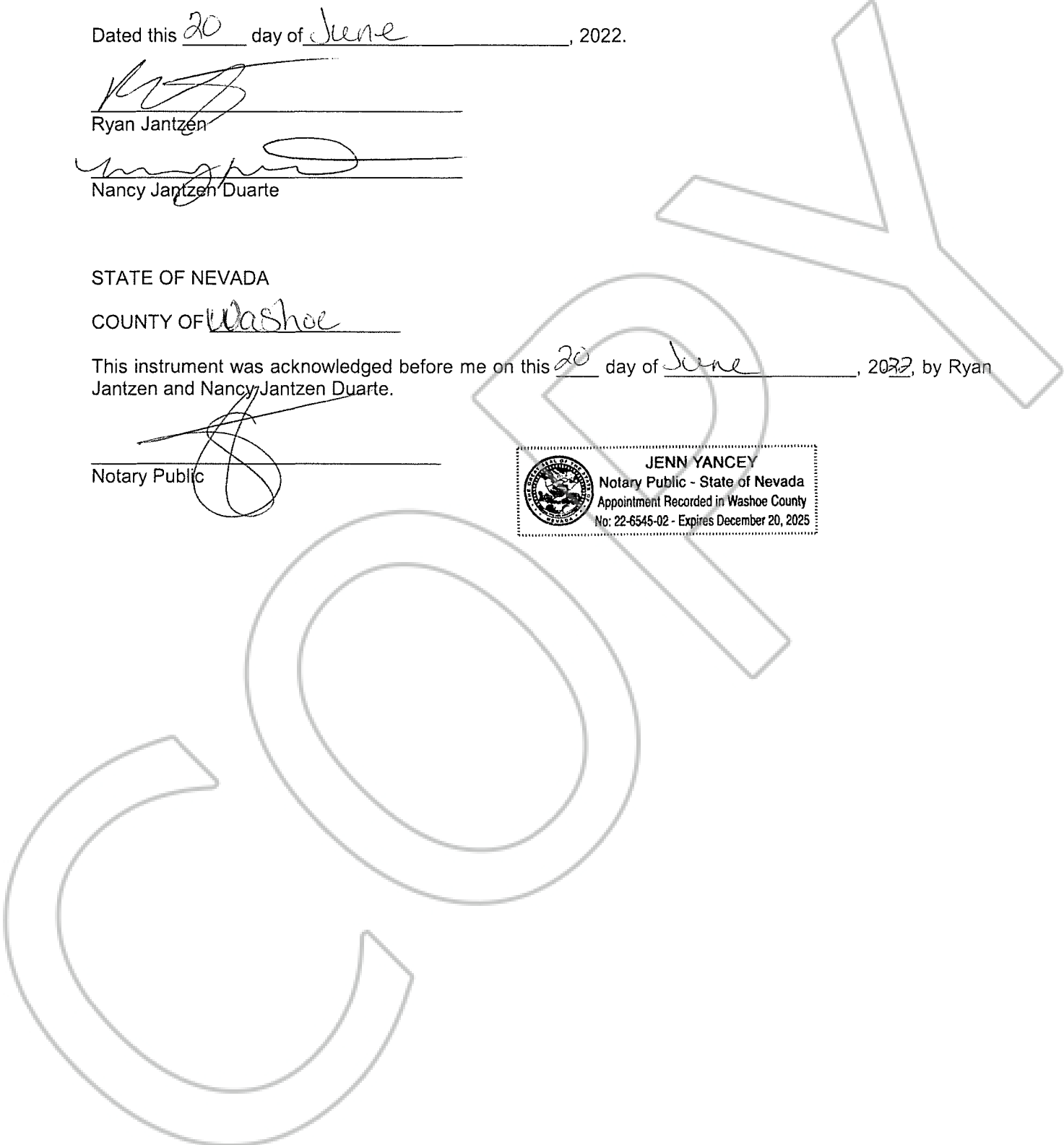
STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 20 day of June, 2022, by Ryan Jantzen and Nancy Jantzen Duarte.

[Signature]
Notary Public

 **JENN YANCEY**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 22-6545-02 - Expires December 20, 2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-813-006
 b) _____
 c) _____
 d) _____

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

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

3. a. Total Value/Sale Price of Property: \$470,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$470,500.00
 d. Real Property Transfer Tax Due: \$1,834.95

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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ryan Jantzen and Nancy Jantzen Duarte
 Address: 981 Desert Drive
 City: Carson City
 State: NV Zip: 89705

Lifeng Gao and Ke Huang, Trustees of
 The Gao- Hung Family Trust Dated
 Print Name: October 7, 2016
 Address: 2008 Forest Ave
 City: Belmont
 State: California Zip: 94002

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22028879-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703