

DOUGLAS COUNTY, NV
RPTT:\$6103.50 Rec:\$40.00
\$6,143.50 Pgs=3

2022-989574
09/15/2022 12:05 PM

SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1318-15-612-005

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elka Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Yunyong Lu and Xiaodan Li
19275 San Marcos Road
Saratoga, CA 95070

Escrow No.: ZC3428-JL

RPTT \$6,103.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Jeryl R. Gardner and Anita C. Gardner, Husband And Wife as joint tenants

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

Yunyong Lu and Xiaodan Li, as Trustees, or their Successors, under the Lu and Li Family Trust of April 5, 2015

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.



Jeryl R. Gardner




Anita C. Gardner


STATE OF NEVADA }
COUNTY OF DOUGLAS } ss:

This instrument was acknowledged before me on 9-12-22 _____

By Jeryl R. Gardner and Anita C. Gardner _____



Notary Public (seal)

 J. LANE
Notary Public-State of Nevada
APPT. NO. 98-1380-5
My Appt. Expires 04-09-2025

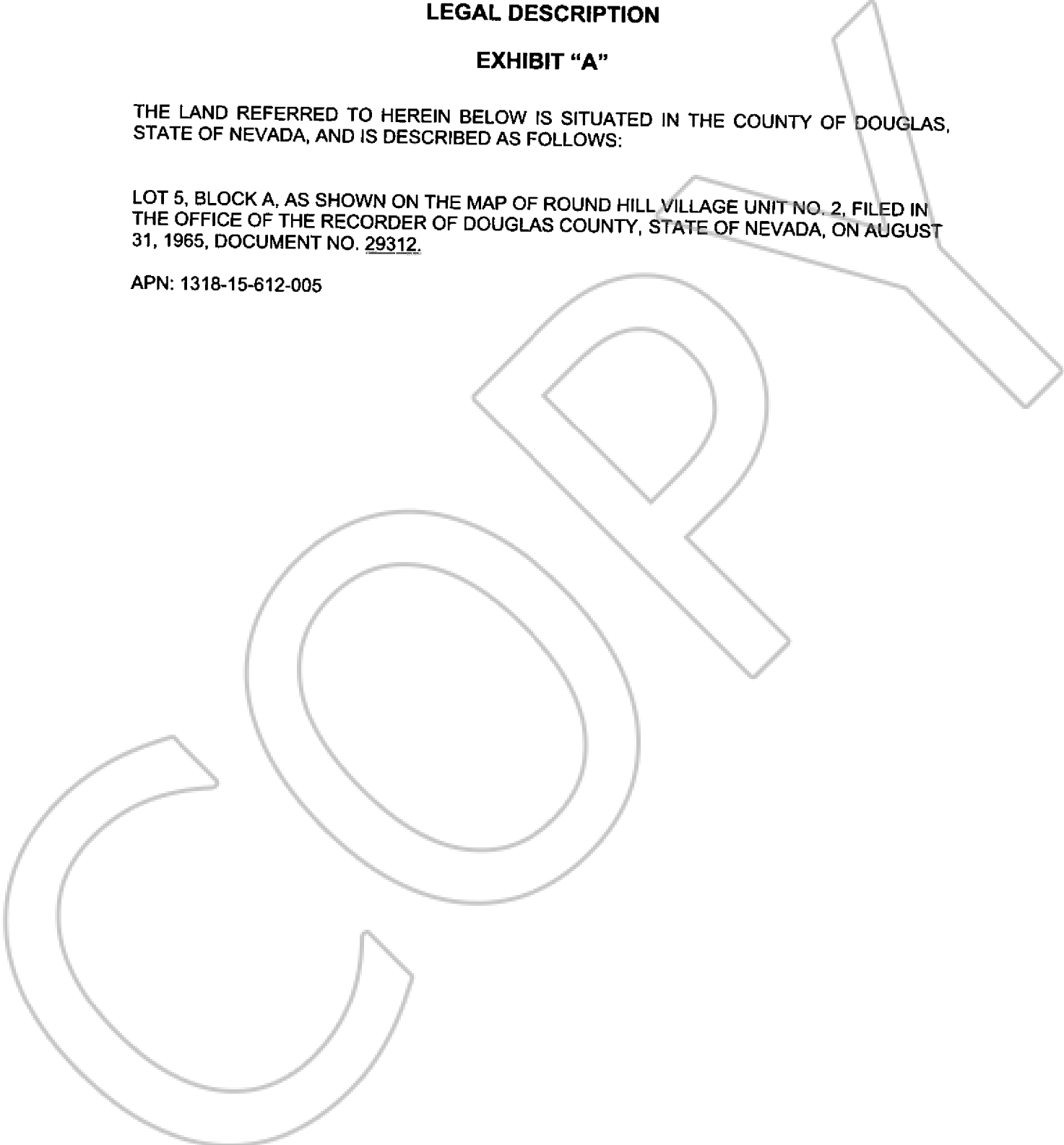
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOT 5, BLOCK A, AS SHOWN ON THE MAP OF ROUND HILL VILLAGE UNIT NO. 2, FILED IN
THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST
31, 1965, DOCUMENT NO. 29312.

APN: 1318-15-612-005



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-15-612-005
- 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'/Ind'l
- g) Agricultural h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$1,565,000.00

Transfer Tax Value \$1,565,000.00

Real Property Transfer Tax Due: \$6,103.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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] Grantor [Signature]

Signature [Signature] Grantee

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Jeryl R. Gardner

Address: PO Box 1863
Zephyr Cove, NV 89448

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Lu and Li Family Trust of April 5, 2015

Address: 19275 San Marcos Rd
Saratoga CA 95070

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

Print Name: Signature Title Company LLC Escrow #: ZC3428-JL

Address: 212 Eiks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED