

DOUGLAS COUNTY, NV

2023-1001297

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

10/10/2023 08:23 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

E05

APN: 1318-24-411-013

R.P.T.T.: \$0.00

Escrow No.: 23037462-DR

When Recorded Return To:

Chengju Wang

1727 Marshall Ct Unit A

Los Altos, CA 94024

Mail Tax Statements to:

Chengju Wang

1727 Marshall Ct Unit A

Los Altos, CA 94024

SPACE ABOVE FOR RECORDER'S USE

DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, **Jie Gao**, spouse of the grantee herein, do(es) hereby Grant, Bargain Sell and convey to **Chengju Wang, a married man, as his sole and separate property** all that real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Lot 13, in Block F, of Official Plat of Manzanita Heights, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934, and Record of Survey Lot Line Adjustment recorded October 28, 1985, as Document No. 125839.

TOGETHER WITH an undivided interest in and to Lot A (Common Area), as shown on the Official Plat of Manzanita Heights, recorded in the office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934 and amended Map recorded October 28, 1985, as Document No. 125839.

PARCEL 2:

A 20 foot wide access easement for ingress and egress purposes as granted by Kenneth C. Kjer, et ux in Document recorded October 2, 1979, in Book 1079, Page 192, Official Records of Douglas County, Nevada.

A 30 foot wide Utility Easement and a 5 foot wide Slope Easement as granted by Kenneth C. Kjer, et ux, in Document recorded October 2, 1979, in Book 879, Page 2107, Official Records of Douglas County, Nevada.

Assessors Parcel No.: 1318-24-411-013

It is the intent of Grantor herein to divest herself of any right, title and interest in and to the above described real property including any community property interest.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anyway appertaining.

SPACE BELOW FOR RECORDER

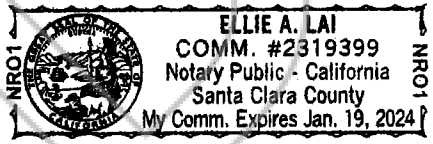
Dated this 6 day of Oct, 2023.

[Signature]
Jie Gao

STATE OF ~~NEVADA~~ ^{CA}
COUNTY OF Santa Clara

This instrument was acknowledged before me on this 6th day of October, 2023, by
Jie Gao

[Signature]
Notary Public



SPACE BELOW FOR RECORDER _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 1318-24-411-013
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: \$ _____
b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
c. Transfer Tax Value: \$ _____
d. Real Property Transfer Tax Due: \$0 _____

4. **IF EXEMPTION CLAIMED:**
a. Transfer Tax Exemption, per NRS 375.090, Section: 5
b. Explain Reason for Exemption: 1st degree consanguinity or affinity - spouses
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: [Signature] Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jie Gao
Address: 1727 Marshall Ct Unit A
City: Los Altos
State: CA Zip: 94024

Print Name: Chengju Wang, a married man, as his sole and separate property
Address: 1727 Marshall Ct Unit A
City: Los Altos
State: CA Zip: 94024

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037462-DR
Address: 896 W Nye Ln, Ste 104
City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED