

DOUGLAS COUNTY, NV **2023-999640**
RPTT:\$6240.00 Rec:\$40.00
\$6,280.00 Pgs=2 **08/18/2023 09:02 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1319-19-411-023
R.P.T.T.: \$6,240.00
Escrow No.: 23036202-DR
When Recorded Return To:
The Wang-Chen Family Living Trust dated
February 28, 2001
340 Jacaranda Drive
Fremont, CA 94539

Mail Tax Statements to:
The Wang-Chen Family Living Trust dated
February 28, 2001
340 Jacaranda Drive
Fremont, CA 94539

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Baron Stephan Younger and Natalie Harris Younger, husband and wife, as joint tenants with right of survivorship

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

David Hui Wang and Jing Chen, Trustees of The Wang-Chen Family Living Trust dated February 28, 2001

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

Lot 9, in Block 9, of Kingsbury Estates, Phase 2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on June 6th, 1962, as Document No. 20174.

Assessors Parcel No.: 1319-19-411-023

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

Dated this 15 day of August, 2023.

Baron Stephan Younger
Natalie Harris Younger

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 15 day of August, 20²³, by Baron Stephan Younger and Natalie Harris Younger.

Dena Reed
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-19-411-023
 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: \$1,600,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,600,000.00
 d. Real Property Transfer Tax Due: \$6,240.00

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: _____ Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Baron Stephan Younger and Natalie Harris Younger</u>	Print Name: <u>Hui Wang and Jing Chen</u>
Address: <u>PO Box 4256</u>	Address: <u>340 Jacaranda Drive</u>
City: <u>Stateline</u>	City: <u>Fremont</u>
State: <u>NV</u> Zip: <u>89449</u>	State: <u>California</u> Zip: <u>94539</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23036202-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703