

DOUGLAS COUNTY, NV **2024-1005315**
RPTT:\$6630.00 Rec:\$40.00
\$6,670.00 Pgs=2 **03/06/2024 10:54 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1318-26-514-008
R.P.T.T.	\$6,630.00
File No.:	2225392 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
David M. Jones and Alice H. Jones	
P.O. Box 3614	
Stateline, NV 89449	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Yan Zhao and Ming Wang, as Co-Trustees of the Zhao Family Living Trust, U/A dated March 5th, 2016** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **David M. Jones and Alice H. Jones, husband and wife, as joint tenants with right of survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 2 in Block A as shown on the Map of GRANITE SPRINGS SUBDIVISION NO. 1, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on June 15, 1979, in Book 679, Page 1150, as Document No. 33554, Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: February 23, 2024

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 1 of 2

The Zhao Family Living Trust, U/A dated March 5th, 2016

Yan Zhao, Co-Trustee

Yan Zhao, Co-Trustee

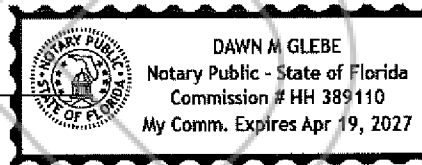
Ming Wang, Co-Trustee

Ming Wang, Co-Trustee

State of Florida)
County of St. Johns) ss

This instrument was acknowledged before me on the 23 day of February, 2024
By: Yan Zhao and Ming Wang, as Co-Trustees of the Zhao Family Living Trust, U/A dated March 5th, 2016.

Signature: *Dawn M Glebe*
Notary Public Dawn M Glebe



My Commission Expires: 4/19/2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

(One inch Margin on all sides of Document for Recorder's Use Only)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-26-514-008
 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'l/Ind'l
 g. Agricultural h. Mobile Home
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 1,700,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,700,000.00
 d. Real Property Transfer Tax Due \$ 6,630.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%
 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 *MBawen* Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Yan Zhao and Ming Wang, as Co-Trustees of the Zhao Family Living Trust, U/A dated March 5th, 2016
 Address: 3180 Apperson Ridge Dr.
 City: San Jose
 State: CA Zip: 95148

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: David M. Jones and Alice H. Jones
 Address: P.O. Box 3614
 City: Stateline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2225392 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED