

APN NO.: 140-26-311-003

RECORDING REQUESTED BY:

Equity Title of Nevada

WHEN RECORDED MAIL TO:

Zhaoyan Wang

1336 North Blackwood Avenue
Clovis, CA 93619

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Affix RPTT: \$ 4,335.00

ESCROW NO.: 22-TKG-24336

Inst #: 20220527-0000709

Fees: \$42.00

RPTT: \$4335.00 Ex #:

05/27/2022 09:09:09 AM

Receipt #: 5009402

Requestor:

Equity Title of Nevada

Recorded By: OSA Pgs: 4

Debbie Conway

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Karl Philip Hemeyer, Jr. and Dora Dee Hemeyer, Trustees of The Hemeyer Trust u/t/d July 21, 1998

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain
Sell and convey to

Zhaoyan Wang, an unmarried woman

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLER:

The Hemeyer Trust dated July 21, 1998

By: Karl Hemeyer
Karl Philip Hemeyer, Jr., Trustee

By: Dora Dee Hemeyer
Dora Dee Hemeyer, Trustee

STATE OF Arizona
COUNTY OF Maricopa

This instrument was acknowledged before me on this 9th day of May, 2022, by Karl Philip Hemeyer, Jr. and Dora Dee Hemeyer, Trustees of The Hemeyer Trust dated July 21, 1998.

J. Erickson
Signature of notarial officer

My Commission Expires: 02/28/2023



J. ERICKSON
Notary Public - Arizona
Maricopa Co. / #558848
Expires 02/28/2023

EXHIBIT "A"

Lot 50 in Block 5 of COVENTRY ESTATES, as shown by map thereof on file in Book 73 of Plats, Page 26, in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 140-26-311-003

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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property \$ 850,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (_____)
c) Transfer Tax Value: \$ 850,000.00
d) Real Property Transfer Tax Due \$ 4,335.00

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%

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] Capacity: Agent

Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Karl Philip Hemeyer, Jr. and Dora Dee Hemeyer, Trustees of The Hemeyer Trust dated July 21, 1998
Address: 1929 North 24th Street
City: Mesa
State: AZ Zip: 85213

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Zhaoyan Wang
Address: 1336 North Blackwood Avenue
City: Clovis
State: CA Zip: 93619

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

Print Name: Equity Title of Nevada
Address: 2475 Village View Drive, Suite 250
City, State & Zip: Henderson, NV 89074

Escrow #: 22-TKG-24336

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED