Inst #: 20251218-0003947
Fees: $42.00
RPTT: $0.00 Ex #: 007
12/18/2025 04:38:55 PM
Receipt #: 6080848
Requestor:
DEED TRANSFER LLC
Recorded By: SREYES Pgs: 5
Debbie Conway
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

APN#: 140-26-311-024

MAIL TAX STATEMENT TO AND WHEN RECORDED RETURN TO:

Yanzi 888 Revocable Living Trust

979 Sugar Springs Dr.

Las Vegas, NV 89110

GRANT, BARGAIN, SALE DEED

R.P.T.T. $ 0.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

David Destiny Discovery LLC, a Nevada Limited Liability Company

Do(es) hereby Grant, Bargain, Sell to

Zhaoyan Wang, trustee of Yanzi 888 Revocable Living Trust, dated May 17, 2024

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF.

Also Commonly Known: 971 Temple View Dr., Las Vegas, NV 89110

SUBJECT TO:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

ASSESSOR'S COPY

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR GRANT BARGAIN SALE DEED

Grantor Signature: Zhaoyan Wang Date: 12/18/2025

Printed Name: Zhaoyan Wang, member of David Destiny Discovery LLC

Grantor Signature: _____ Date: _____

Printed Name: _____

ASSESSOR'S COPY

STATE OF Nevada)
) ss.
COUNTY OF Clark)

This instrument was acknowledged before me on this 18th day of December, 2025.

by Zhaoyan Wang, member of David Destiny Discovery LLC

WITNESS my hand and official seal.

NOTARY PUBLIC in and for Said County and State

Ling Ting
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 14-13180-1
Expires March 10, 2026

Notarized remotely using audio-video communication technology via Proof.

This notary acknowledgement is for Grant, Bargain Sale Deed for property:

971 Temple View Dr.

Las Vegas, NV 89110.

Notary Disclosure: I am not an attorney in the State of Nevada. I am not licensed to give legal advice.

ASSESSOR'S COPY

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

APN: 140-26-311-024

Also Commonly Known: 971 Temple View Dr., Las Vegas, NV 89110

The Land referred to herein below is situated in the County of Clark, State of Nevada, and is described as follows:

LOT TWENTY NINE (29) IN BLOCK FOUR (4) 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. 140-26-311-024
   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 $ 0.00
   b. Deed in Lieu of Foreclosure Only (value of property) (_____)
   c. Transfer Tax Vaule $ 0.00
   d. Real Property Transfer Tax Due $ 0.00

4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section 7
   b. Explain Reason for Exemption: Transfer to Trust without any consideration

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 the 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: Zhaoyan Wang Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: David Destiny Discovery LLC
Address: 979 Sugar Springs Drive
City: Las Vegas
State: NV Zip: 89110

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Yanzi 888 Revocable Living Trust
Address: 979 Sugar Springs Dr.
City: Las Vegas
State: NV Zip: 89110

COMPANY REQUESTING RECORDING
Print Name: Deed Transfer LLC Escrow #: N/A
Address: 10148 Somerdale Ct.
City: Las Vegas State: NV Zip: 89148

As a public record this form may be recorded/microfilmed

PRESCOTT