

APN : 1220-12-510-012

When Recorded Mail to:

✓ Leigh Ann Richardson
1935 Tedsen Lane
Gardnerville, Nevada 89410

Mail tax statements to:
Grantee



00000079201408499040040049

KAREN ELLISON, RECORDER

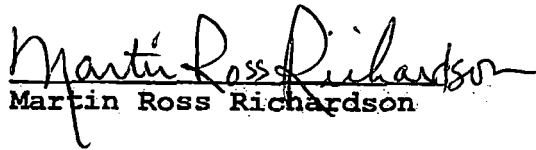
QUITCLAIM DEED

THIS INDENTURE WITNESSETH:

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged and transferred in connection with divorce action Richardson v. Richardson filed in the 9th Judicial District Court of the State of Nevada in and for the County of Douglas, Case Number 14-DI-0271, Martin Ross Richardson and Leigh Ann Richardson, formerly Husband and Wife as joint tenants, now an unmarried woman and an unmarried man, do hereby grant, bargain, sell and convey to Leigh Ann Richardson, an unmarried woman, as her sole and separate property, and to her heirs and assigns forever, all that real property situated in the County of Douglas, State of Nevada, specifically described as follows:

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

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Security Instrument. All of the foregoing, together with such property (or the leasehold estate if this Security Instrument is on a leasehold) are called the "Property".

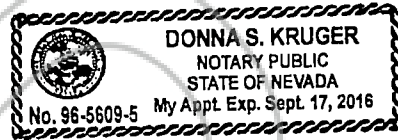
Dated 9-11, 2014.
Leigh Ann Richardson
Martin Ross Richardson

ACKNOWLEDGMENT

STATE OF Nevada)
) ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on the 11th day of Sept, 2014, by Leigh Ann Richardson.

Donna S. Kruger
NOTARY PUBLIC in and for
the County of Douglas
State of Nevada



ACKNOWLEDGMENT

STATE OF California)
) ss.
COUNTY OF Contra Costa)

This instrument was acknowledged before me on the 16th day of September, 2014, by Martin Ross Richardson.

Lisa Contreras
NOTARY PUBLIC in and for
the County of Contra Costa
State of California

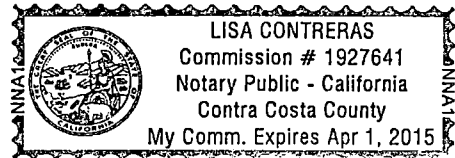


EXHIBIT A

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

Lot 21 in Block F as set forth on Final Subdivision Map 2DA #01-083 for PINION RIDGE, filed for record in the office of the County Recorder of Douglas County, State of Nevada on September 15, 2003, in Book 903, Page 7332 as Document No. 589938.

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COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor/Parcel Number(s)
 a. 1220-12-510-012
 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 \$ 1,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property _____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 6
 b. Explain Reason for Exemption: Pursuant to Divorce

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 Martin Ross Richardson Capacity: Grantor

Signature Leigh Ann Richardson Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Martin & Leigh Ann Richardson
 Address: 1935 Tedsen Lane
 City: Gardnerville
 State: Nevada Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Leigh Ann Richardson
 Address: 1935 Tedsen Lane
 City: Gardnerville
 State: Nevada Zip: 89410

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

Print Name: _____
 Address: _____
 City: _____

Escrow # _____
 State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED