

DOUGLAS COUNTY, NV **2022-989596**
RPTT:\$1735.50 Rec:\$40.00
\$1,775.50 Pgs=2 **09/16/2022 08:38 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-12-610-013
R.P.T.T.	\$1,735.50
File No.:	1805022 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Cortez Tahoe, LLC, a Nevada Limited Liability Company	
c/o Bryan R. Clark	
6910 S. Cimarron Road, Suite 240	
Las Vegas, NV 89113	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **David Joseph Yao and Leigh Ann Yao, husband and wife, as Community Property with Right of Survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Cortez Tahoe, LLC, a Nevada Limited Liability Company**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lot 28 in Block G, as set forth on FINAL SUBDIVISION MAP LDA #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 0903, Page 7332 as Document No. 589938.

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: September 8, 2022

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

David Joseph Yao

David Joseph Yao

Leigh Ann Yao

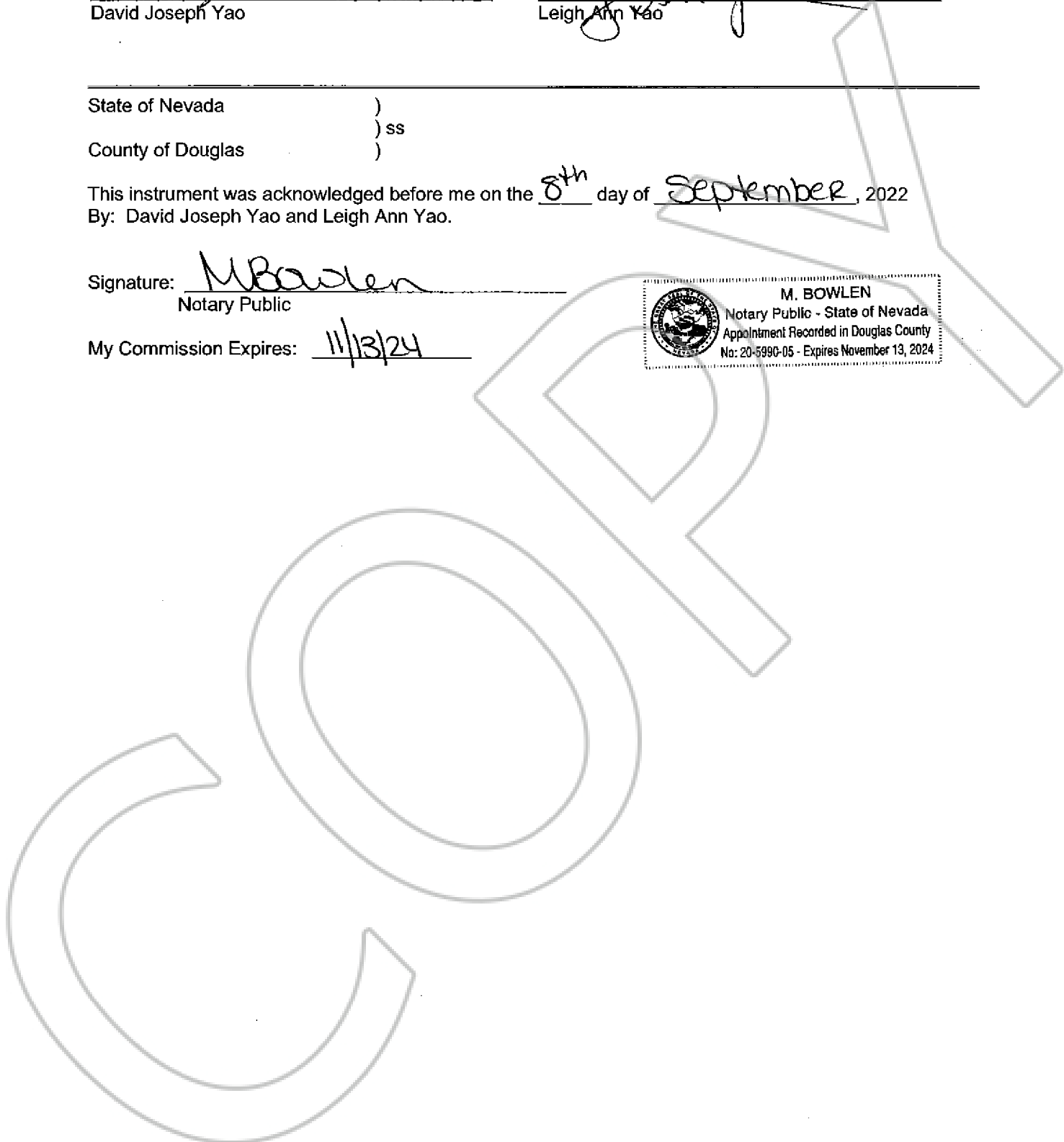
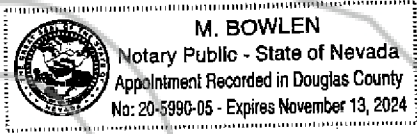
Leigh Ann Yao

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 8th day of September, 2022
By: David Joseph Yao and Leigh Ann Yao.

Signature: *M. Bowlen*
Notary Public

My Commission Expires: 11/13/24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-12-610-013
 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 \$ 445,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 445,000.00
 d. Real Property Transfer Tax Due \$ 1,735.50

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: David Joseph Yao and Leigh Ann Yao
 Address: 1137 Cortez Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Cortez Tahoe, LLC, a Nevada Limited Liability Company c/o Bryan R. Clark
 Address: 6910 S. Cimarron Road, Suite 240
 City: Las Vegas
 State: NV Zip: 89113

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1805022 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410