

DOUGLAS COUNTY, NV **2023-1000424**
RPTT:\$1950.00 Rec:\$40.00
\$1,990.00 Pgs=2 **09/12/2023 03:11 PM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Rodney W. VonAhsen
1299 W. Aylesbury Court
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2302403-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-33-712-008
R.P.T.T. \$1,950.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Teresa Yager, as Trustee of the Teresa Yager Living Trust dated February 2, 2001

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Rodney W. VonAhsen, a married man, as his sole and separate property

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

Lot 41, Block C, as set forth on Final Subdivision Map FSM-1006-2 for CHICHESTER ESTATES PHASE 2, filed for record in the office of the Country Recorder of Douglas County, State of Nevada, on December 9, 1996, in Book 1296, at Page 1286, as Document No. 402540, and by Certificate of Amendments recorded November 22, 2000, Book 1100, at Page 4362, as Document No. 503768 and recorded July 17, 2001, Book 701, Page 3929, as Document No. 518479.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

Teresa Yager, as Trustee of the Teresa Yager Living Trust dated February 2, 2001

Teresa Yager, Trustee
Teresa Yager, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , September 5 2023
by Teresa Yager, as Trustee of the Teresa Yager Living Trust dated February 2, 2001

Elizabeth Del Real
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02302403.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
 - a. 1320-33-712-008
 - 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
 - i. Other _____

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

- 3. a. Total Value/Sales Price of Property: \$ 500,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 500,000.00
- d. Real Property Transfer Tax Due: \$ 1,950.00

- 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 *Suz Deland* Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Teresa Yager, as Trustee of the
 Teresa Yager Living Trust dated February 2, 2001
 Address: 19619 19 N 140TH Ave
 City: Sun City West
 State: AZ Zip: 85375

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Rodney W. VonAhsen
 Address: 1299 W. Aylesbury Court
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02302403-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED