

DOUGLAS COUNTY, NV **2023-1002354**  
RPTT:\$2850.90 Rec:\$40.00  
\$2,890.90 Pgs=3 11/15/2023 10:27 AM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

APN: 1220-24-601-024  
R.P.T.T.: \$2,850.90  
Escrow No.: 23037622-SH  
When Recorded Return To:  
Mark P. Richardson and Carrie L.  
Richardson  
1064 Batavia Avenue  
Livermore, CA 94550

Mail Tax Statements to:  
Mark P. Richardson and Carrie L.  
Richardson  
1064 Batavia Avenue  
Livermore, CA 94550

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Nathan Furst-Nichols and Lissette Velasquez, husband and wife as joint tenants with right of survivorship**

do(es) hereby Grant, Bargain, Sell and Convey to

**Mark P. Richardson and Carrie L. Richardson, husband and wife, as joint tenants with right of survivorship**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 14 day of November, 2023.

*Nathan Furst-Nichols*  
Nathan Furst-Nichols

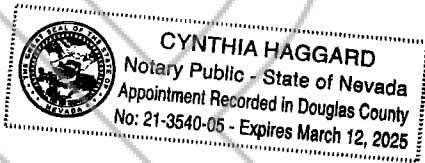
*Lissette Velasquez*  
Lissette Velasquez

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 14 day of November, 2023 by  
Nathan Furst-Nichols and Lissette Velasquez.

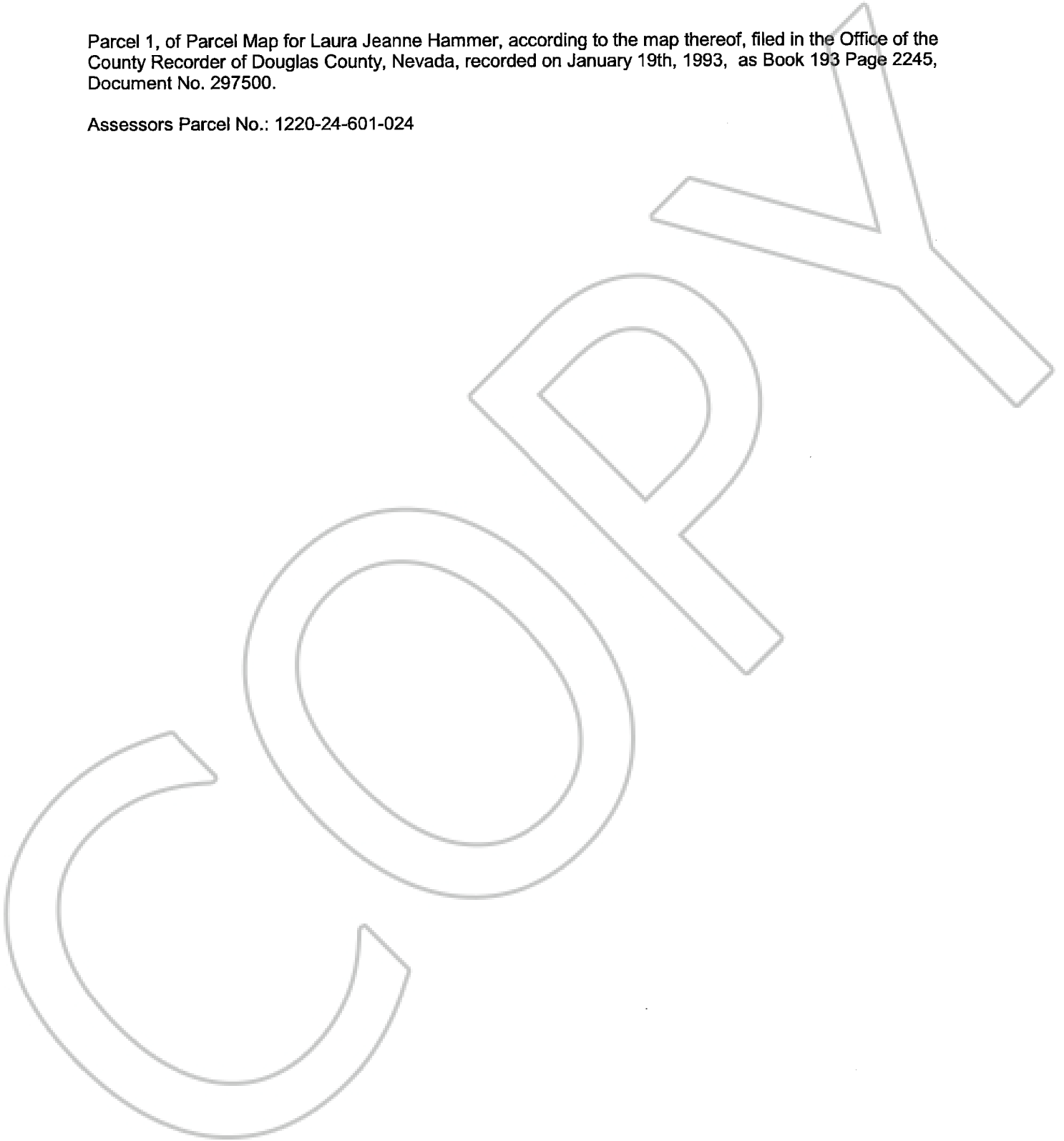
*Cynthia Haggard*  
Notary Public



**EXHIBIT "A"**

Parcel 1, of Parcel Map for Laura Jeanne Hammer, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on January 19th, 1993, as Book 193 Page 2245, Document No. 297500.

Assessors Parcel No.: 1220-24-601-024



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-24-601-024  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                       |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input type="checkbox"/> Comm'l/Ind'l                   |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                    |
| i) <input type="checkbox"/> Other: _____ |  |

| FOR RECORDER'S OPTIONAL USE ONLY |            |
|----------------------------------|------------|
| Document/Instrument No.:         | _____      |
| Book _____                       | Page _____ |
| Date of Recording:               | _____      |
| Notes:                           | _____      |

- |   |                     |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property:               | <u>\$731,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u>     |
| c. Transfer Tax Value:                                  | <u>\$731,000.00</u> |
| d. Real Property Transfer Tax Due:                      | <u>\$2,850.90</u>   |

4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: _____ | Capacity: _____ |
| Signature: _____ | Capacity: _____ |

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

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

Print Name: Nathan Furst-Nichols and Lissette Velasquez  
 Address: 1503 Plumas Circle  
 City: South Lake Tahoe  
 State: CA Zip: 96150

Print Name: Mark P. Richardson and Carrie L. Richardson  
 Address: 1064 Batavia Avenue  
 City: Livermore  
 State: California Zip: 94550

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037622-SH  
 Address: 1450 Ridgeview Dr, Ste 100  
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED