

DOUGLAS COUNTY, NV **2024-1004430**  
RPTT:\$5976.75 Rec:\$40.00  
\$6,016.75 Pgs=2 **02/01/2024 08:52 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

APN: 1220-01-002-064  
**R.P.T.T.:** \$5,976.75  
Escrow No.: 24039284-SA  
When Recorded Return To:  
Luis G. Alonso and Loriann J. Alonso  
1560 Willow Creek Lane  
Gardnerville, NV 89410

Mail Tax Statements to:  
Luis G. Alonso and Loriann J. Alonso  
1560 Willow Creek Lane  
Gardnerville, NV 89410

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Gerald R. Yops and Diane J. Yops, husband and wife, as joint tenants**

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

**Luis G. Alonso and Loriann J. Alonso, husband and wife and James V. Matteucci, an unmarried man, all 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:

Lot 4, in Block B, of Sterling Ranch Estates, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on September 17th, 2002, as Document No. 552347, and by Certificate of Amendment recorded March 26, 2003, as Document No. 571358.

Assessors Parcel No.: 1220-01-002-064

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

Dated this 25 day of January, 2024.

Gerald R. Yops  
Gerald R. Yops


Diane J. Yops  
Diane J. Yops

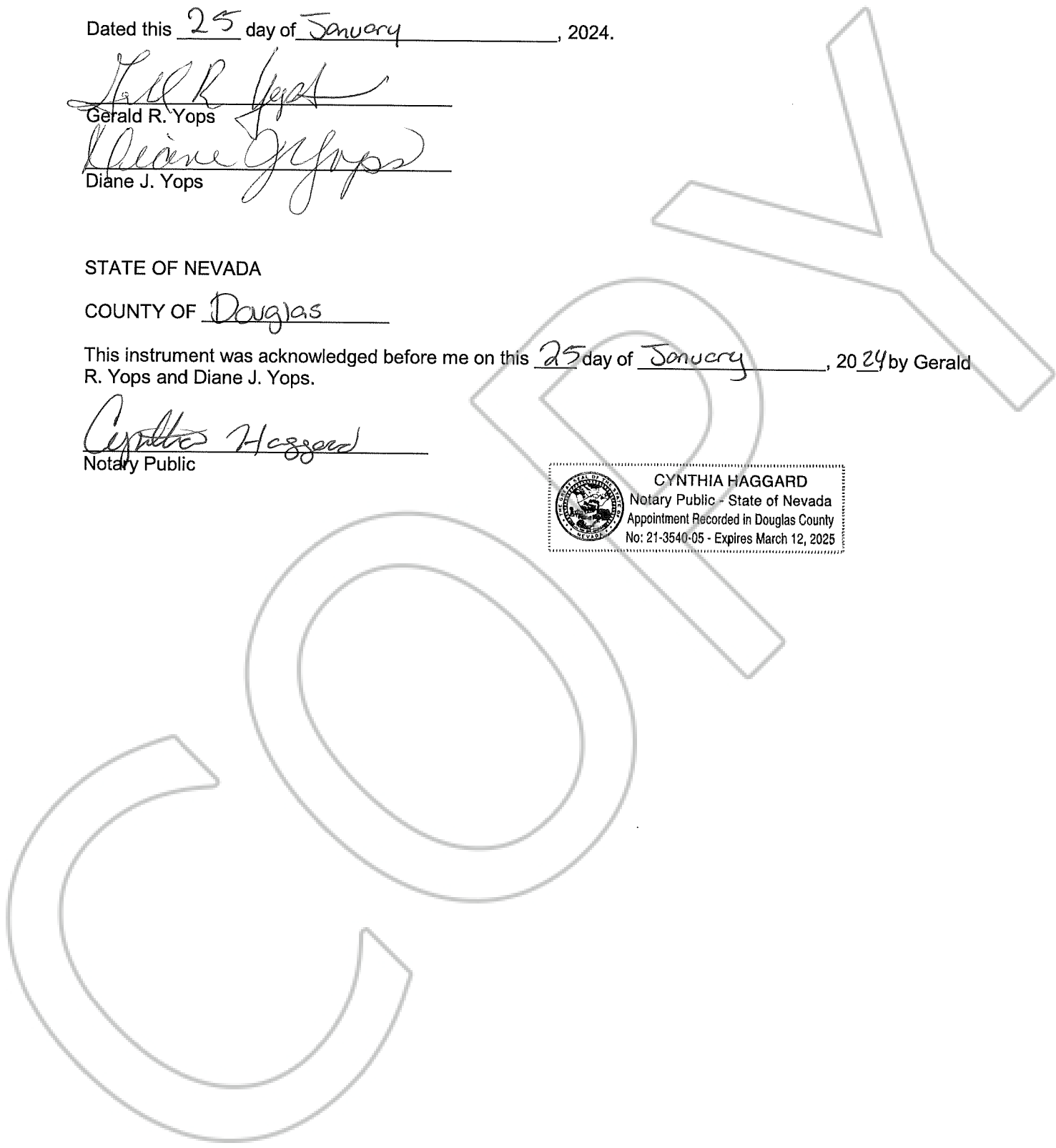
STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 25 day of January, 2024 by Gerald R. Yops and Diane J. Yops.

Cynthia Haggard  
Notary Public

 CYNTHIA HAGGARD  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 21-3540-05 - Expires March 12, 2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-01-002-064  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,532,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,532,500.00  
 d. Real Property Transfer Tax Due: \$5,976.75

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: *GA* Capacity: Grantor *ESCROW*  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

Print Name: Gerald R. Yops and Diane J. Yops  
 Address: 1935 Tedsen Lane  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Luis G. Alonso and Loriann J. Alonso and James V. Matteucci  
 Address: 1560 Willow Creek Lane  
 City: Gardnerville  
 State: Nevada Zip: 89410

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039284-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410