

DOUGLAS COUNTY, NV  
RPTT:\$7078.50 Rec:\$40.00  
\$7,118.50 Pgs=3

**2024-1004446**

**02/01/2024 03:38 PM**

TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO:**

Gerald R. Yops  
Diane J. Yops  
1935 Tedsen Lane  
Gardnerville, NV 89410

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2303318-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.: 1220-12-510-012

R.P.T.T. \$7,078.50

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Leigh Ann Richardson, an unmarried woman as her sole and separate property

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Gerald R. Yops and Diane J. Yops husband and wife as joint tenants with right of survivorship

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

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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


Signature and notary acknowledgement on page two.

*Leigh Ann Richardson*  
\_\_\_\_\_  
Leigh Ann Richardson


*Texas*  
STATE OF ~~NEVADA~~ *TX* } ss:  
COUNTY OF ~~DOUGLAS~~ *Montgomery*

This instrument was acknowledged before me on *January 24, 2024*  
by Leigh Ann Richardson

*Patricia V Wilson*  
\_\_\_\_\_  
NOTARY PUBLIC

 PATRICIA V WILSON  
Notary ID #1429537  
My Commission Expires  
June 23, 2024

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02303318.

 PATRICIA V WILSON  
Notary ID #1429537  
My Commission Expires  
June 23, 2024

Escrow No. 2303318-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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.

APN: 1220-12-510-012

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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  
 i. Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 1,815,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 1,815,000.00  
 d. Real Property Transfer Tax Due:                                \$ 7,078.50

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 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 [Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Leigh Ann Richardson  
 Address: 24012 Pecan Cove West  
 City: Montgomery TX 77356  
 State: Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Gerald R. Yops and Diane J. Yops  
 Address: 1935 Tedsen Lane  
 City: Gardnerville NV 89410  
 State: Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.                      Escrow No.: 02303318-020-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