

APN: 1319-18-412-008  
R.P.T.T.: \$5,655.00  
Escrow No.: 24040351-DR  
When Recorded Return To:  
Jeremiah S. Tan and Diep T. Tan  
309 Carrick Circle  
Hayward, CA 94542

Mail Tax Statements to:  
Jeremiah S. Tan and Diep T. Tan  
309 Carrick Circle  
Hayward, CA 94542

DOUGLAS COUNTY, NV  
RPTT:\$5655.00 Rec:\$40.00  
\$5,695.00 Pgs=2  
2024-1006835  
04/19/2024 08:30 AM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Kathryn Delores Richardson, an unmarried woman**

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

**Jeremiah S. Tan and Diep T. Tan, husband and wife, as joint tenants**

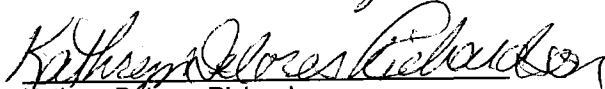
all that real property situated in the County of Douglas , State of Nevada, described as follows:

Lot 22, of Kingsbury Village, Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 27th, 1961, as Document No. 19281 and as amended on July 10, 1963, as Document No. 22952.

Assessors Parcel No.: 1319-18-412-008

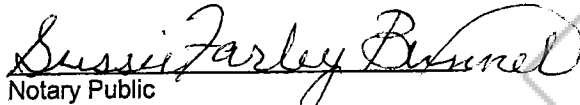
Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 11 day of April, 2024.

  
Kathryn Delores Richardson

STATE OF ~~NEVADA~~ <sup>GA</sup> Georgia  
COUNTY OF Muscogee

This instrument was acknowledged before me on this 11 day of April, 2024 by Kathryn Delores Richardson.

  
Notary Public

**SUSSIE FARLEY BUNNELL**  
Notary Public - State of Georgia  
Muscogee County  
My Commission Expires Sep 2, 2024

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-18-412-008  
 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: \$1,450,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,450,000.00  
 d. Real Property Transfer Tax Due: \$5,655.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 5. Partial Interest: Percentage Being Transferred: 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: Kathryn Delores Richardson Capacity: \_\_\_\_\_ Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Kathryn Delores Richardson  
 Address: 8000 Midland Road Unit 2  
 City: Midland  
 State: GA Zip: 31820

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Jeremiah S. Tan and Diep T. Tan  
 Address: 309 Carrick Circle  
 City: Hayward  
 State: California Zip: 94542

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: First Centennial Title Company of Nevada Esc. #: 24040351-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED