

RPTT: \$-0-  
APN: 003-013-08

**RECORDING REQUESTED BY AND  
WHEN RECORDED, MAIL TO:**

Patricia Daniel  
1640 Ridgeland Drive  
Sparks, NV 89436

EUREKA COUNTY, NV	<b>2023-251108</b>
RPTT:\$0.00 Rec:\$37.00	09/25/2023 03:39 PM
\$37.00 Pgs=2	
HOLLAND & HART LLP - RENO	
KATHERINE J. BOWLING, CLERK RECORDER E07	

**MAIL TAX STATEMENT TO:**

Patricia Daniel  
1640 Ridgeland Drive  
Sparks, NV 89436

The undersigned hereby affirm(s) that this document, including any exhibits, submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

**GRANT, BARGAIN AND SALE DEED**

FOR A VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, DIANE YVONNE TSCHOPP, Trustee of THE TSCHOPP FAMILY TRUST, does hereby GRANT, BARGAIN and SELL to PATRICIA ELISE DANIEL, a married woman as her sole and separate property (whose address is: 1640 Ridgeland Drive, Sparks, NV 89434), the real property situate in the County of Eureka, State of Nevada, described as follows (the "Property"):

Real Property, Lot 5, Block 5, Unit 3 of Crescent Valley Ranch and Farms (APN 3-0-08).

TOGETHER with the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT, HOWEVER, TO all encumbrances, liens, covenants, conditions, restrictions, reservations, rights-of-way and easements recorded against the Property prior to or concurrently with this Deed, and all other matters of record or apparent.

**[Signature set forth on following page]**

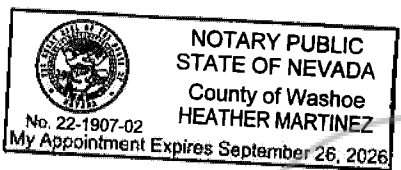
DATED: this 25<sup>th</sup> day of September, 2023.

*Diane Yvonne Tschopp*  
DIANE YVONNE TSCHOPP, Trustee of  
THE TSCHOPP FAMILY TRUST

STATE OF NEVADA     )  
  )ss.  
COUNTY OF WASHOE    )

This instrument was acknowledged before me this 25<sup>th</sup> day of September, 2023, by Diane Yvonne Tschopp, Trustee of The Tschopp Family Trust.

*Heather Martinez*  
Notary Public  
My Commission Expires: 9/26/26



# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 003-013-08
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Notes: _____
_____

**3. Total Value/Sales Price of Property:**

	\$	_____
Deed in Lieu of Foreclosure Only (value of property)	\$	_____
Transfer Tax Value:	\$	_____
Real Property Transfer Tax Due:	\$ 0.00	_____

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: \_\_\_\_\_  
Transfer from a trust without consideration

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 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 *Patricia Daniel* Capacity Grantor Tschopp Family  
 Signature \_\_\_\_\_ Capacity Patricia Daniel

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

Print Name: The Tschopp Family Trust  
 Address: 7820 Tiburon Ct  
 City: Sparks  
 State: NV Zip: 89521

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

Print Name: Patricia Elise Daniel  
 Address: 1640 Ridgeland Drive  
 City: Sparks  
 State: NV Zip: 89434

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Holland & Hart LLP Escrow # \_\_\_\_\_  
 Address: 5441 Kietzke Lane, 2nd Floor  
 City: Reno State: NV Zip: 89511