

Assessor's Parcel No:  
1418-27-403-003

Grantors declare:  
Documentary Transfer Tax is : \$1,755.00  
When Recorded Mail To:  
(Tax Statements Same)

Ehsan Talebi and Mozghan  
11600 Puter Way  
Los Altos Hill, CA 94024  
*N1405299-70*

**GRANT, BARGAIN AND SALE DEED**

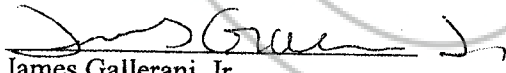
**THIS INDENTURE WITNESSETH:** That for a valuable consideration, receipt of which is hereby acknowledged, James Gallerani, Jr. and Diana Louise Gallerani, executors of the estate of Franca Gallerani, deceased and pursuant to that certain Court Order under case #14-PB-0095 filed FEBRUARY 25, 2015 and recording concurrently herewith

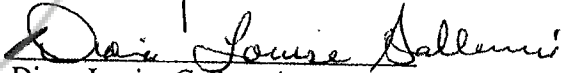
Doe(s) hereby **GRANT, BARGAIN, SELL, and CONVEY** to Ehsan Talebi and Mozghan Talebi, husband and wife, as Joint Tenants

All that certain property located and situated in the County of Douglas, State of Nevada, specifically described as follows:

\*\*\*See "Exhibit A" attached hereto and made a part hereof.\*\*\*

WITNESS my hand this 25 day of FEBRUARY, 2015

  
James Gallerani, Jr.,  
Executor of the estate of Franca Gallerani

  
Diana Louise Gallerani,  
Exeutor of the estate of Franca Gallerani

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of OREGON  
County of CLATSOP

On the 2/12/2014 before me, JERRY J PEACORE a Notary Public, personally appeared DAVID ROYSE GALLAGHER who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]

Name: JERRY PEACORE

(Typed or Printed) (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of El Dorado

On the 02/18/15 before me, C.M. Clymer a  
Notary Public, personally appeared James Galera, Jr.  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature: C.M. Clymer  
Name: C.M. Clymer



(Typed or Printed) (Seal)

## EXHIBIT A

### Parcel 1:

All that certain piece or parcel of land situate in the State of Nevada, County of Douglas, and more particularly described as follows, to-wit:

A parcel of land approximately staked and described by metes and bounds as follows to-wit: (said description and staking are approximate, and are to be corrected to conform with an actual survey)

Beginning at a point on the Easterly boundary of the Nevada State Highway that bears North 39°3' East 396 feet from the Meander Corner on the Section line between Sections 27 and 34, Township 14 North, Range 18 East, M.D.B.&M. thence Northerly along the Easterly right of way of the Nevada State Highway along a segment of the curve on the said right of way, curving to the left with an 800 foot radius subtended by a chord North 3° West 50 feet from the point of beginning; thence North 86°30' East, 115 feet; thence South 12°15' East, 58 feet; thence North 89°30' West 125.5 feet to the point of beginning.

Said parcel of land is situate in fractional Southeast ¼ of the Southwest ¼ of Section 27, Township 14 North, Range 18 East, M.D.B.&M. in the County of Douglas, State of Nevada and what will be designated as Lot 9 Block C of "Cave Rock View Subdivision" when subdivided.

### Parcel 2:

All that certain piece or parcel of land situate in the State of Nevada, County of Douglas, and more particularly described as follows, to-wit:

A parcel of land approximately described by metes and bounds as follows: (said description is approximate and is to be corrected to conform with an actual survey of what will be called "Cave Rock View Subdivision")

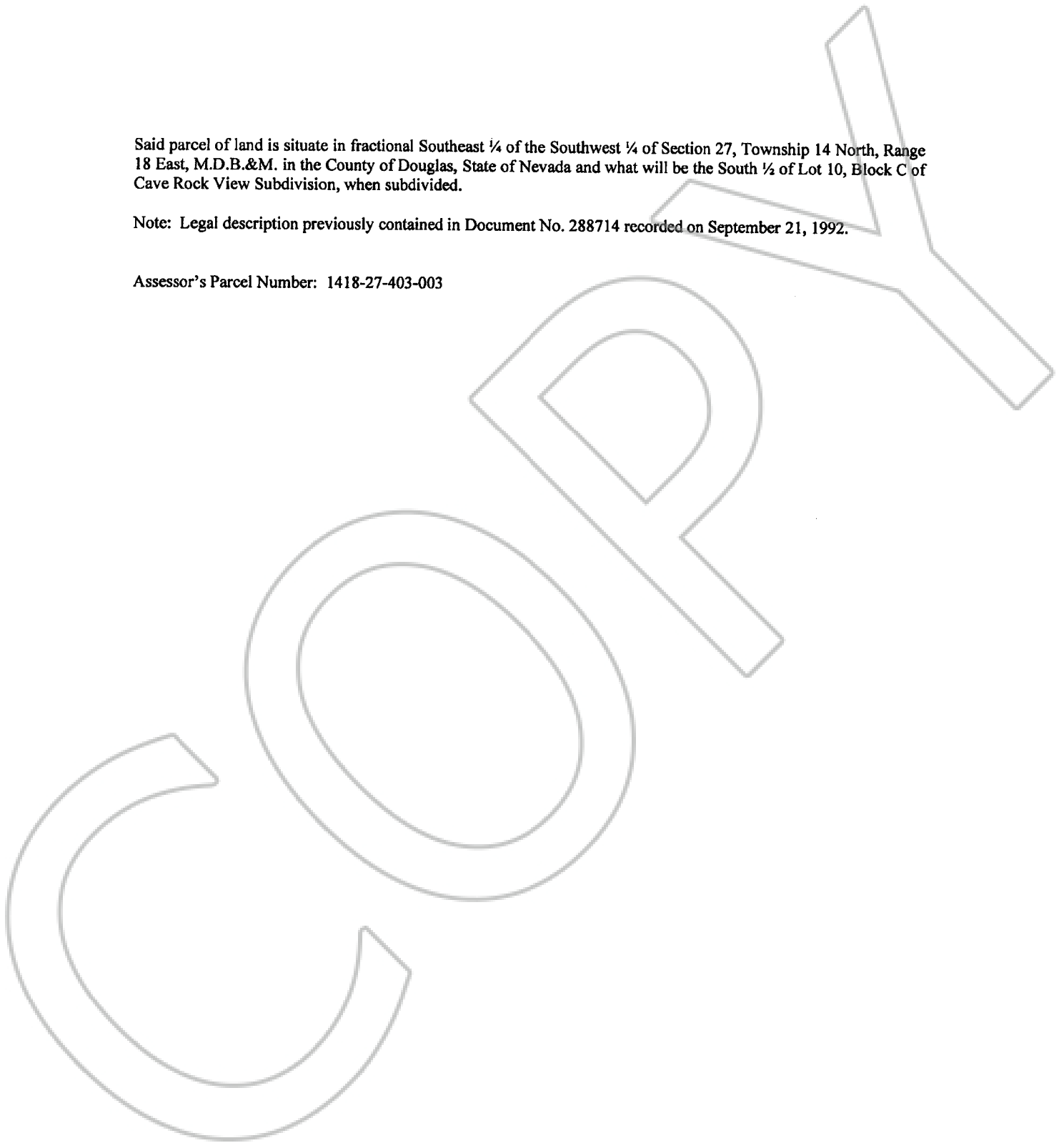
Beginning at a point on the Easterly boundary of the Nevada State Highway, which point bears North 39°3' East, 396 feet from the Meander Corner on the Section line between Sections 27 and 34, Township 14 North, Range 18 East, M.D.B.&M.; thence North 3° West, 50.00 feet to the true point of beginning, said point is on the Easterly boundary of the Nevada State Highway and being the Northwest corner of proposed Lot 9, Block C of said Cave Rock View Subdivision, when subdivided; thence North along the Easterly right of way of the Nevada State Highway along a segment of the curve on the said right of way, curving to the left with an 800 foot radius subtended by a chord North 2°20' West, 25.0 feet from the said true point of beginning; thence North 84°22' East, 110 feet; thence South 12°15' East, 28 feet to the Northeast corner of said Lot 9 of the proposed Cave Rock View Subdivision; thence South 86°30' West, 115 feet along the Northerly boundary of said lot 9, to the point of beginning.

Order No. N1405294-991-991-BG

Said parcel of land is situate in fractional Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27, Township 14 North, Range 18 East, M.D.B.&M. in the County of Douglas, State of Nevada and what will be the South  $\frac{1}{2}$  of Lot 10, Block C of Cave Rock View Subdivision, when subdivided.

Note: Legal description previously contained in Document No. 288714 recorded on September 21, 1992.

Assessor's Parcel Number: 1418-27-403-003



State Of Nevada  
Declaration Of Value

FOR RECORDERS OPTIONAL USE ONLY

- 1. Assessor Parcel Number(s)
  - a) 1418-27-403-003
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

- 2. Type of Property:
  - a) \_\_\_\_\_ Vacant Land
  - b)  Single Fam. Res.
  - c) \_\_\_\_\_ Condo/Twnhse
  - d) \_\_\_\_\_ 2-4 Plex
  - e) \_\_\_\_\_ Apt. Bldg.
  - f) \_\_\_\_\_ Comm'/Ind'l
  - g) \_\_\_\_\_ Agricultural
  - h) \_\_\_\_\_ Mobile Home
  - i) \_\_\_\_\_ Other:

3. Total Value/Sales Price of Property: \$ 450,000 .00  
 Deed in Lieu of Foreclosure Only (value of property): \$ .00  
 Transfer Tax Value: \$ 450,000.00  
 Real Property Transfer Tax Due: \$ 1,755.00

3. If Exemption Claimed:  
 Transfer Tax Exemption :  
 Explain Reason for Exemption:

- 1. 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 [Signature] Capacity Buyer/GRANTEE  
 Signature [Signature] Capacity Buyer/GRANTEE

**SELLER (GRANTOR) INFORMATION**  
 REQUIRED  
JAMES G. ALLERANI, JR AND DIANA LOUISE G. ALLERANI,  
 Print Name: Estate of Franca Gallerani  
 Address: 18012 Freight Road Lane  
 City: Klamath Falls  
 State: OR Zip: 97601

**BUYER (GRANTEE) INFORMATION**  
 REQUIRED  
EHSAN & MOZGHAN  
 Print Name: Ehsan & Mozghan Talebi  
 Address: 1160 Putter Way  
 City: Los Altos Hills  
 State: CA Zip: 94024

**COMPANY/PERSON REQUESTING RECORDING**  
 (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Old Republic Title Company  
 Address: 2482 Lake Tahoe Blvd.  
 City: South Lake Tahoe State: CA Zip: 96150  
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)