

A.P.N.: 1220-21-510-052
File No: 143-2509801 (SC)
R.P.T.T.: \$1,189.50

When Recorded Mail To: Mail Tax Statements To:
Mary A. Asbury
8523 Erinbrook Way
Sacramento, CA 95826

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Hessam Ahani and Sepideh Vafi Trustees or their Successor(s), in trust for the Hessam Ahani and Sepideh Vafi Revocable Trust, established August 11, 2010

do(es) hereby *GRANT, BARGAIN and SELL* to

Mary A. Asbury, an unmarried woman

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 100, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 29, 1973, IN BOOK 573, PAGE 1026, AS FILE NO. 66512

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 08/30/2016

Hessam Ahani and Sepideh Vafi Trustees or
their Successor(s) in trust for the Hessam Ahani
and Sepideh Vafi Revocable Trust, established
August 11, 2010

H. Ahani
Hessam Ahani, Trustee

Sepideh Vafi
Sepideh Vafi, Trustee

STATE OF)
 : ss.
COUNTY OF)

This instrument was acknowledged before me on
_____ by
Hessam Ahani and Sepideh Vafi

*See
Attachment*

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
09/28/2016 under Escrow No. 143-2509801

ACKNOWLEDGMENT

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 San Mateo)

On 10/7/16 before me, Michael Baqleh, Notary Public
(insert name and title of the officer)

personally appeared Hessam AHawi and Sepideh Vafi
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



(Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-21-510-052
 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 _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$305,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$305,000.00
 d) Real Property Transfer Tax Due \$1,189.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: *Ahanecha*
 Signature: _____

Capacity: *Officer*
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Hessam Ahani and Sepideh Vafi
 Trustees or their Successor(s) in
 Print Name: trust for the He
 Address: 30 TERRIOR PL
 City: HILLSBOROUGH
 State: CA Zip: 94010

Print Name: Mary A. Asbury
 Address: 8523 Erinbrook Way
 City: Sacramento
 State: CA Zip: 95826

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2509801 SC/ SC
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)