

DOUGLAS COUNTY, NV  
RPTT:\$1443.00 Rec:\$17.00  
\$1,460.00 Pgs=4  
2016-891578  
12/02/2016 03:19 PM  
FIRST AMERICAN TITLE INSURANCE CO.- API  
KAREN ELLISON, RECORDER

A.P.N.: 1420-33-610-012  
File No: 143-2512579 (SC)  
R.P.T.T.: \$1,443.00

When Recorded Mail To: Mail Tax Statements To:  
George Anthony Najarian and Cynthia Chieko Uruu Najarian  
12873 Via Aventura  
Cowan Heights, CA 92705

This document was signed in  
counterpart and to be construed and  
recorded as one document

***GRANT, BARGAIN and SALE DEED***

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

Shannon Allen, a married woman as her sole and separate property, who acquired title as Shannon Wentz, a single woman, and Trevor Wentz, a single man, as joint tenants

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

George Anthony Najarian and Cynthia Chieko Uruu Najarian, husband and wife as joint tenants with right of survivorship

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

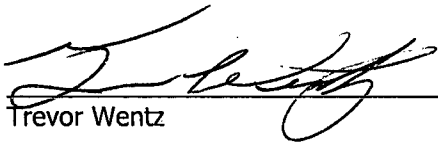
**LOT 4, BLOCK 5, AS SET FORTH ON THE MAP OF MOUNTAIN VIEW ESTATES NO. 2, FILED FOR RECORD OCTOBER 24, 1979 IN BOOK 1079 AT PAGE 1962 AS DOCUMENT NO. 38123, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

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.

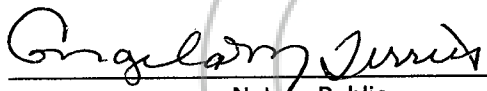
Date: 10/24/2016

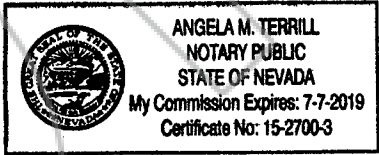
  
Trevor Wentz

Shannon Allen

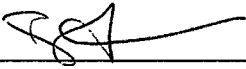
STATE OF Nevada )  
County of: Douglas ) : ss.

This instrument was acknowledged before me on 11-28-2016 by ~~Trevor Wentz and Shannon Allen~~

  
Notary Public  
(My commission expires: 7-7-2019)

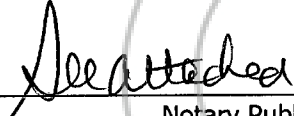


This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 24, 2016** under Escrow No. **143-2512579**.

\_\_\_\_\_  
Trevor Wentz  
  
\_\_\_\_\_  
Shannon Allen

STATE OF \_\_\_\_\_ )  
County of: \_\_\_\_\_ ) : **ss.**

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Trevor Wentz and Shannon Allen**

  
\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_ )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**October 24, 2016** under Escrow No. **143-2512579**.

**INDIVIDUAL ACKNOWLEDGMENT**

State/Commonwealth of Colorado }  
County of Jefferson } ss.

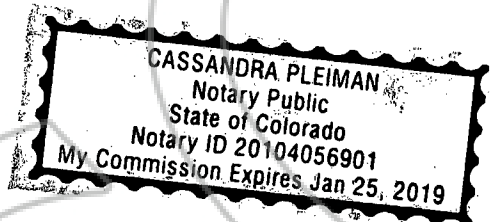
On this the 25<sup>th</sup> day of November, 2014, before me,  
Cassandra Valdez the undersigned Notary Public,  
Name of Notary Public  
personally appeared Shannon Allen  
Name(s) of Signer(s)

- personally known to me - OR -
- 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 for the purposes therein stated.

WITNESS my hand and official seal.

Cassandra Valdez  
Signature of Notary Public



Place Notary Seal/Stamp Above

Any Other Required Information  
(Printed Name of Notary, Expiration Date, etc.)

**OPTIONAL**

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain and Sale deed  
Document Date: 11/25/2014 Number of Pages: 2  
Signer(s) Other Than Named Above: Trevor Wentz

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-33-610-012
- 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 \_\_\_\_\_

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

- 3. a) Total Value/Sales Price of Property: \$370,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$370,000.00
- d) Real Property Transfer Tax Due \$1,443.00

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: [Signature]

Capacity: Grantor

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Trevor Wentz and Shannon Allen

Print Name: Najarian

Address: 1652 Mono Avenue

Address: 12873 Via Aventura

City: Minden

City: Cowan Heights

State: NV Zip: 89423

State: CA Zip: 92705

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

First American Title Insurance

Print Name: Company

File Number: 143-2512579 SC/ SC

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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