

APN# : 1420-27-312-015  
RPTT: \$2,484.30

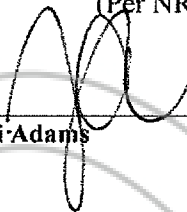
Recording Requested By:  
Western Title Company

Escrow No.: 085967-TEA  
When Recorded Mail To:  
Virginia Valerija Irlakis  
David A. Chieruzzi  
2870 Mac Drive  
Minden NV  
89423

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature \_\_\_\_\_

  
Traci Adams

Escrow Officer

\_\_\_\_\_  
**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Raffy A. Kouyoumdjian and Patricia Kouyoumdjian, husband and wife as joint tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Virginia Valerija Irlakis, an unmarried woman and David Anselmo Chieruzzi, a married man as his sole and separate property as joint tenants

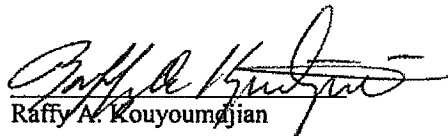
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

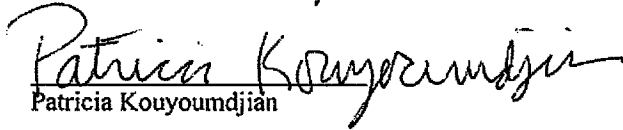
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 5 of Block B, as set forth on Final Subdivision Map LDA #99-052 of BRUCKBRUSH ESTATES, PHASE 3, filed in the office of the County Recorder of Douglas County, State of Nevada on March 13, 2003 in Book 303, at Page 5272 as Document No. 569784, and by Certificate of Amendment recorded May 27, 2003 in Book 503, at Page 13355 as Document No. 578032.

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

Dated: 01/30/2017

  
Raffy A. Kouyoumdjian

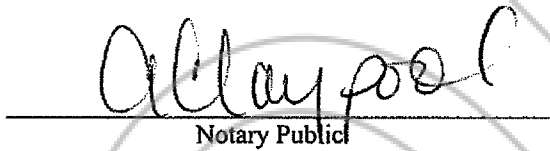
  
Patricia Kouyoumdjian

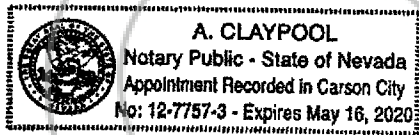
STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on  
February 21, 2017

By Raffy A. Kouyoumdjian and Patricia Kouyoumdjian.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-27-312-015

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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$637,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$637,000.00  
 Real Property Transfer Tax Due: \$2,484.30

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 %

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 A Claypool Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Raffy A. Kouyoumdjian and Patricia Kouyoumdjian  
 Address: 1628 Olua St #8  
 City: Minden  
 State: NV Zip: 89423

Print Name: Virginia Valerija Irlakis and David A. Chieruzzi  
 Address: 2870 Mac Drive  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
 1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 085967-TEA