

DOUGLAS COUNTY, NV
RPTT:\$936.00 Rec:\$16.00
\$952.00 Pgs=3
TICOR TITLE - CARSON
KAREN ELLISON, RECORDER

2017-897399

04/18/2017 09:18 AM

WHEN RECORDED MAIL TO:
Felipe Bernales
Cynthia M. Bernales-Hernandez
Nathalie E. Wallace
622 Joette Dr.
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 1700437-DKD

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

SIGNED IN COUNTERPART

APN No.: 1220-21-810-012
R.P.T.T. \$ 936.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Ali Tabrizi and Merry Sharifzad, husband and wife and Patrick Ronan, An Unmarried Man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Felipe Bernales, a married man as his sole and separate property, Cynthia M. Bernales-Hernandez, an unmarried woman and Nathalie E. Wallace, a married woman, as her sole and separate property, all as joint tenants

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

Lot 111 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374 at Page 676 as Document No. 72456.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Ali Tabrizi
Ali Tabrizi

Merry Sharifzad
Merry Sharifzad

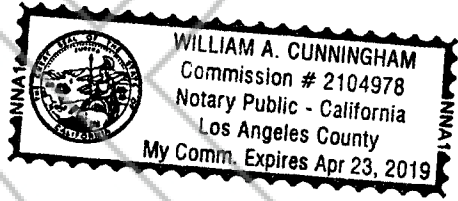
SIGNED IN COUNTERPART

Patrick Ronan

STATE OF ~~NEVADA~~ ^{CA} }
COUNTY OF ~~GARSON CITY~~ ^{LOS ANGELES} } SS:

This instrument was acknowledged before me on, 04/15/2017
by Ali Tabrizi and Merry Sharifzad and Patrick Ronan

W.A. Cunningham
NOTARY PUBLIC



SIGNED IN COUNTERPART

Ali Tabrizi



Patrick Ronan

SIGNED IN COUNTERPART

Merry Sharifzad

STATE OF NEVADA
COUNTY OF CARSON CITY

This instrument was acknowledged before me on ,
by ~~Ali Tabrizi and Merry Sharifzad and Patrick Ronan~~

} ss: April 14, 2017


NOTARY PUBLIC



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STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1220-21-810-012
- 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$240,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$240,000.00
 Real Property Transfer Tax Due: \$ 936.00

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 [Signature] Capacity Seller
 Signature [Signature] Capacity Agent

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Ali Tabrizi, ETAL
 Address: PO Box 4233
Stateline, NV 89449
 City, State, Zip

Print Name: Felipe Bernales, ETAL
 Address: 622 Joette Dr.
Gardnerville, NV 89460
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1700437-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703