

A.P.N.: 1318-24-411-011  
File No: 143-2518435 (JL)  
R.P.T.T.: \$1,618.50

When Recorded Mail To: Mail Tax Statements To:  
Deran Zdan  
3934 W. Alabama  
Houston, TX 77027

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

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

Scott Pinheiro, an unmarried man

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

Deran Zdan, an unmarried man

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

**PARCEL 1:**

**LOT 11, IN BLOCK E, ON THE OFFICIAL PLAT OF MANZANITA HEIGHTS, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 20, 1979, DOCUMENT NUMBER 38934 AND RECORD OF SURVEY LOT LINE ADJUSTMENT FOR NANCY MURDOCK LARNER, RECORDED OCTOBER 28, 1985, IN BOOK 1085, PAGE 2628, AS DOCUMENT NO. 125839.**

**PARCEL 2:**

**TOGETHER WITH AN UNDIVIDED 2/15TH INTEREST IN AND TO LOT A (COMMON AREA), AS SHOWN ON THE OFFICIAL MAP OF MANZANITA HEIGHTS, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 20, 1979, AS DOCUMENT NO. 38934 AND RECORD OF SURVEY LOT LINE ADJUSTMENT FOR NANCY MURDOCK LARNER, RECORDED OCTOBER 28, 1985, IN BOOK 1085, PAGE 2628, AS DOCUMENT NO. 125839.**

**PARCEL 3:**

**TOGETHER WITH A 20 FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES AS GRANTED BY KENNETH C. KJER, ET UX IN DOCUMENT RECORDED OCTOBER 2, 1979, IN BOOK 1079, PAGE 192, OFFICIAL RECORDS OF DOUGLAS**

**COUNTY, NEVADA;**

**PARCEL 4:**

**A 30 FOOT WIDE UTILITY EASEMENT AS GRANTED BY KENNETH C. KJER, ET UX, IN DOCUMENT RECORDED OCTOBER 2, 1979, IN BOOK 1079, PAGE 194, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND,**

**PARCEL 5:**

**A 5 FOOT WIDE SLOPE EASEMENT AS DEEDED BY KENNETH C. KJER, ET EX, IN DOCUMENT RECORDED AUGUST 28, 1979, BOOK 879, PAGE 2107, OFFICIAL RECORDS OF DOUGLAS COUNTY, 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: 03/20/2017



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1318-24-411-011  
 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: \$415,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$415,000.00  
 d) Real Property Transfer Tax Due \$1,618.50

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: *Scott Pinheiro*  
 Signature: \_\_\_\_\_

Capacity: *Grantor*  
 Capacity: \_\_\_\_\_

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

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

Print Name: Scott Pinheiro  
 Address: 28 Westwood Road  
 City: Santa Cruz  
 State: CA      Zip: 95060

Print Name: Deran Zdan  
 Address: 3934 W. Alabama  
 City: Houston  
 State: TX      Zip: 77027

**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: 143-2518435 JL/ JL  
 State: NV      Zip: 89423

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