

A.P.N.: 1318-03-110-012  
File No: 143-2520269 (mk)  
R.P.T.T.: \$ #7 C

When Recorded Mail To: Mail Tax Statements To:  
C/O Allen & Kimbell  
317 East Carrillo Street  
Santa Barbara CA 93101

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

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

Donald A. Kazarian and Kristopher L. Kazarian Successor Trustees of the Benjamin K. Kazarian, Jr. and Dona Kazarian Family Trust dated February 4, 1983 and amended April 26, 2011

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

Donald A. Kazarian and Kristopher L. Kazarian, Co-Trustees of The Benjamin and Donna Kazarian Family Trust/Tahoe House Trust

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

**LOT 9, AS SHOWN ON THE MAP OF SKYLAND SUBDIVISION NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON FEBRUARY 27, 1958, IN BOOK 1, PAGE 181, DOCUMENT NO. 12967.**

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: 04/24/2017

Donald A. Kazarian and Kristopher L. Kazarian  
Successor Trustees of the Benjamin K. Kazarian,  
Jr. and Dona Kazarian Family Trust dated  
February 4, 1983 and amended and restated  
April 26, 2011

\_\_\_\_\_  
Donald A. Kazarian, Co-Trustee

*Kristopher L. Kazarian*  
\_\_\_\_\_  
Kristopher L. Kazarian, Co-Trustee

STATE OF **NEVADA** )  
 ) ss.  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Donald A. Kazarian and Kristopher L. Kazarian, Successor trustees.**

*see attached*

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

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 24, 2017** under Escrow No. **143-2520269**.

**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 LOS ANGELES

On 7/10/17 before me, KELLY KANAMOTO, Notary Public, personally appeared KRISTOPHER L. KAZARIAN, 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 *Kelly Kanamoto* (seal)



\* FILE NO. 143-2520269 (AK)

Donald A. Kazarian and Kristopher L. Kazarian  
 Successor Trustees of the Benjamin K. Kazarian,  
 Jr. and Dona Kazarian Family Trust dated  
 February 4, 1983 and amended and restated  
 April 26, 2011.

  
 \_\_\_\_\_  
 Donald A. Kazarian, Co-Trustee

\_\_\_\_\_  
 Kristopher L. Kazarian, Co-Trustee

STATE OF **NEVADA** )

: ss.

COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on see attached by  
**Donald A. Kazarian and Kristopher L. Kazarian, Successor trustees.**

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

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 24, 2017** under Escrow No. **143-2520269**.

**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 RIVERSIDE

On 6/29/17 before me, KEN E. JOHNSON, Notary Public, personally appeared Donald A. Kazarian, 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) 1318-03-110-012
- 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'//Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust Verified - JS</u>	

- 3. a) Total Value/Sales Price of Property: \$0
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$0
- d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 7
- b. Explain reason for exemption: from one Trust to the other trust for no consideration

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: *M. K. Kazarian*

Capacity: *agent*

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

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

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

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

Print Name: Kazarian Family Trust

Print Name: Kazarian Family Trust

Address: 20 Strawberry Lane

Address: 45220 Laurel Glen Circle

City: Rolling Hills Estates

City: Temecula

State: CA Zip: 90274

State: CA Zip: 92592

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

First American Title Insurance

Print Name: Company

File Number: 143-2520269 mk/ mk

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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