

DOUGLAS COUNTY, NV

**2017-908363**

RPTT:\$3237.00 Rec:\$35.00

\$3,272.00 Pgs=3

12/22/2017 09:23 AM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1320-26-002-035

RPTT: \$3,237.00

**Recording Requested By:**

Western Title Company

Escrow No.: 093193-TEA

**When Recorded Mail To:**

Gaby Chaghouri

1631 Northstar Court

Gardnerville, 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,

J.M. Gilstrap, aka John Mark Gilstrap and J. Mark Gilstrap and Ingrid M. Gilstrap, aka Ingrid Marie Saarem Gilstrap, as Trustees of The Gilstrap Saarem Family Trust (u/d/t: September 25, 2006)

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

Gaby Charles Chaghouri, a married man as his sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, 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:

Being a portion of the Southeast 1/4 of Section 26, Township 13 North, Range 20 East, M.D.B. & M., further described as follows:

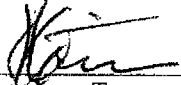
Parcel 4 of Parcel Map #LDA-01-036 for J & W DEVELOPMENT CO., LLC, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 27, 2002, in Book 0602, at Page 8951, as Document No. 545773.

EXCEPTING THEREFROM all mineral, oils, gas and other hydrocarbons as Deeded to STOCK PETROLEUM CO., INC., in document recorded March 13, 1980, in Book 380, Page 1315, as Document No. 42677, Official Records of Douglas County, Nevada.

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

Dated: 11/16/2017

The Gilstrap Saarem Family Trust (u/d/t: September 25, 2006)

  
\_\_\_\_\_  
J.M. Gilstrap, as Trustee

  
\_\_\_\_\_  
Ingrid M. Gilstrap, Trustee


STATE OF Nevada \_\_\_\_\_

COUNTY OF Douglas \_\_\_\_\_

This instrument was acknowledged before me on  
12/11/17

} ss

By J.M. Gilstrap, aka John Mark Gilstrap and J. Mark Gilstrap and Ingrid M. Gilstrap, aka Ingrid Marie Saarem Gilstrap.

  
\_\_\_\_\_  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-26-002-035

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: \$830,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$830,000.00  
 Real Property Transfer Tax Due: \$3,237.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: % \_\_\_\_\_

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 [Signature] Capacity Grantor

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: J.M. Gilstrap, aka John Mark Gilstrap and J. Mark Gilstrap and Ingrid M. Gilstrap, aka Ingrid Marie Saarem Gilstrap, as Trustees of The Gilstrap Saarem Family Trust (u/d/t: September 25, 2006)  
 Address: 1631 Northstar Court  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Gaby Chaghouri  
 Address: 1631 Northstar Court  
 City: Gardnerville  
 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. #: 093193-TEA