

APN#: 1320-26-002-035

RPTT: \$-0-

Recording Requested By:

Western Title Company

Escrow No. 093193-TEA

When Recorded Mail To:

Gaby Charles Ghaghouri

1631 Northstar Court

Gardnerville, NV

89410

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 Susan Angela McGowen Chaghouri, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Gaby Charles Chaghouri, a married man as his sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada 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 and singular the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 11/29/2017

Susan Angela McGowen Chaghouri
Susan Angela McGowen Chaghouri

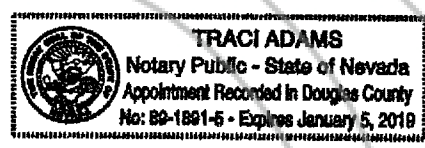
STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
12/11/17
by Susan Angela McGowen Chaghouri.

[Signature]
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: \$0
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$0
 Real Property Transfer Tax Due: \$0

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #5
 b. Explain Reason for Exemption: 5 wife deed to husband without 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 Susan Angela McGowen Chaghouri Capacity Grantor
 Signature Gaby Chaghouri Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Susan Angela McGowen Chaghouri
 Address: 408 Cypress Avenue
 City: Millbrae
 State: CA Zip: 94030

Print Name: Gaby Chaghouri
 Address: 408 Cypress Avenue
 City: Millbrae
 State: CA Zip: 94030

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