

APN # 1318-15-111-057

Recording Requested by/Mail to:

Name: Natasha Khachaturian

Address: 50 Sugar Hill Dr.

City/State/Zip: Hillsborough, CA 94010

Mail Tax Statements to:

Name: Natasha Khachaturian

Address: 50 Sugar Hill Dr.

City/State/Zip: Hillsborough, CA 94010



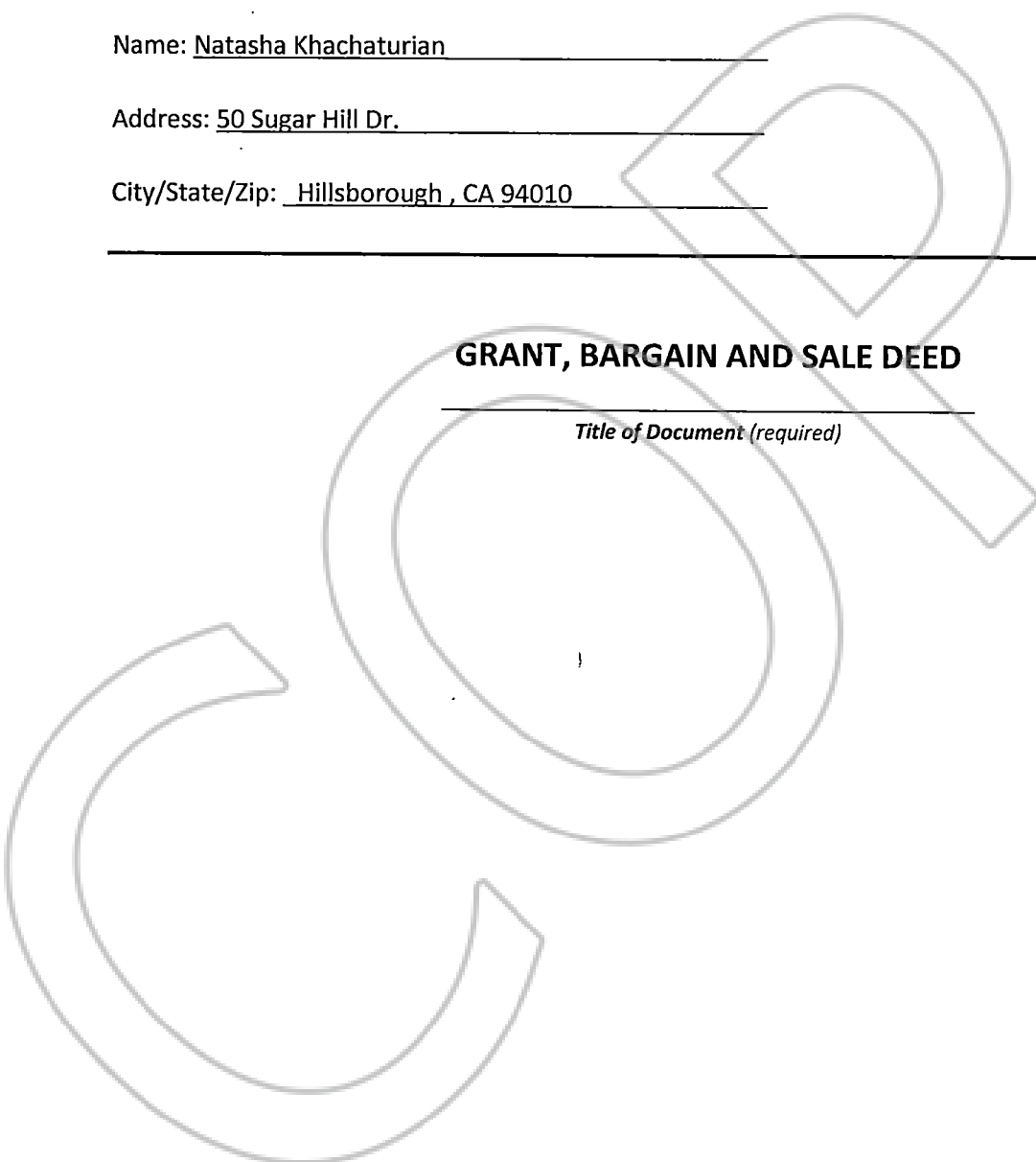
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KAREN ELLISON, RECORDER

E05

GRANT, BARGAIN AND SALE DEED

Title of Document (required)



**WHEN RECORDED MAIL TO:**

**MAIL TAX STATEMENTS TO:**

Natasha Khachaturian Azzam  
50 Sugar Hill Drive  
Hillsborough, CA 94010

APN #1318-15-111-057

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

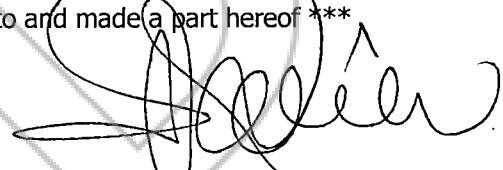
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Henry Khachaturian**, hereby GRANT(S), BARGAIN(S), SELL(S) AND CONVEY(S) to

**Natasha Khachaturian Azzam**, a married woman, as her sole and separate property,  
his undivided one-half ownership of that property in Douglas County, Nevada, described as:

\*\*\* See "Exhibit A" attached hereto and made a part hereof \*\*\*

Dated April 16, 2018



Henry Khachaturian

STATE OF NEVADA  
COUNTY OF \_\_\_\_\_

*See attached*

On \_\_\_\_\_ before me, the undersigned,  
a Notary public in and for said State, personally appeared

Personally known to me (or 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 authorized signature(s)  
on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

Name \_\_\_\_\_

Typed or Printed

(This area for official notarial seal)

### CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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.

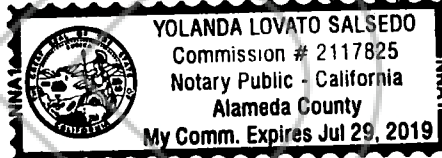
STATE OF California )SS  
COUNTY OF Alameda )

On April 20, 2018 before me, Yolanda Lovato Salsedo, Notary Public, personally appeared HENRY KHACHATURIAN

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 *Yolanda Lovato Salsedo*

Affix appropriate seal above

## Exhibit A

### LEGAL DESCRIPTION

#### PARCEL NO. 1

Lot 108, as shown on the official plat of PINEWILD UNIT NO. 2, A CONDOMINIUM, filed for record in the office of the County Recorder, Douglas County, Nevada, On October 23, 1973, as Document No. 69660.

Assessment Parcel No. 05-212-57-6

#### PARCEL NO. 2

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. 1 above.

#### PARCEL NO. 3

An undivided interest as tenants in common as such interest is set forth in Book 377, at Page 417 thru 421 of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, A Condominium Project, recorded March 11, 1974, in Book 374 of Official Records at Page 193, and Supplement to Amended Declaration of Covenants, Conditions, and Restrictions of Pinewild, a Condominium Project, recorded March 9, 1977, in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

#### PARCEL NO.4

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-111-057  
 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: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 5  
 b. Explain Reason for Exemption: Grantor is transferring his one-half interest to his daughter, the Grantee.

5. Partial Interest: Percentage being transferred: 50.00 %

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: [Handwritten Signature] Capacity: Grantor

Signature: [Handwritten Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Henry Khachaturian  
 Address: 360 Post Street, #401  
 City: San Francisco,  
 State: CA Zip: 94108

Print Name: Natasha Khachaturian Azzam  
 Address: 50 Sugar Hill Drive  
 City: Hillsborough  
 State: CA Zip: 94010

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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