

DOUGLAS COUNTY, NV  
RPTT:\$1891.50 Rec:\$35.00  
\$1,926.50 Pgs=6 2018-919744  
09/18/2018 09:13 AM  
ETRCO  
KAREN ELLISON, RECORDER

**RECORDING REQUESTED BY:**  
OLD REPUBLIC TITLE COMPANY  
2482 LAKE TAHOE BOULEVARD  
SOUTH LAKE TAHOE, CA 96150

APN: 1318-23-210-002  
ESCROW NO: 2132012508-LC  
T.O. NO: 99579-RTO

**WHEN RECORDED MAIL TO & MAIL TAX STATEMENT TO:**  
DAVID K. LOESEL AND MICHELLE C. LOESEL  
355 STONEGATE DRIVE  
ERIE, PA 16505-5821

99579-RTO

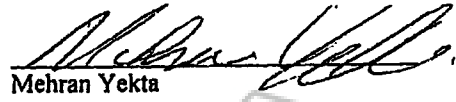
RPTT \$1,891.50

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: Mehran Yekta, a married man, as his sole and separate property and Mehrdad Yekta, a married man, as his sole and separate property and Peyman Yekta, a married man, as his sole and separate property in consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to David K. Loesel and Michelle C. Loesel, husband and wife, as community property with right of survivorship, that real property situated in the County of Douglas, State of Nevada, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

Witness his/hers/theirs hand(s) this 14 day of September, 2018.

  
Mehran Yekta

\* EXECUTED IN COUNTERPART \*  
Mehrdad Yekta

  
Feyman Yekta

**\*See Attached Notary Acknowledgment\***

Witness his/hers/theirs hand(s) this 31st day of August, 2018.

\* EXECUTED IN COUNTERPART

Mehran Yekta

Mehrdad Yekta

Mehrdad Yekta

\* EXECUTED IN COUNTERPART

Peyman Yekta

**\*See Attached Notary 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 Contra Costa

On the 09/14/2018 before me, Kristen Boyd a Notary Public, personally appeared Mehran Vekta and Payman Vekta, 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: [Handwritten Signature]

Name: Kristen Boyd  
(Typed or Printed)

(Seal)




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 contra costa

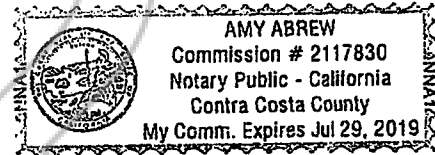
On the August 31, 18, before me, Amy Abrew a Notary Public, personally appeared Mehrdad Yekta, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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:   
Name: Amy abrew  
(Typed or Printed)

(Seal)



**EXHIBIT "A"**

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

**Lot 30, of LAKE VILLAGE, UNIT 2-A, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 9, 1972, as File No. 61076.**

**Assessor's Parcel Number(s):  
1318-23-210-002**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1318-23-210-002

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: \$485,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$485,000.00  
 Real Property Transfer Tax Due: \$1,891.50

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

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 [Signature] Capacity \_\_\_\_\_ TITLE \_\_\_\_\_  
 Signature [Signature] Capacity \_\_\_\_\_ Agent \_\_\_\_\_

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

Print Name: Mehran P Yekta, Mehrdad Yetka & Peyman Yekta  
 Address: 7050 Harbor Haven Way  
 City: Discovery Bay  
 State: CA Zip: 94505

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

Print Name: David K Loesel and Michelle C Loesel  
 Address: 355 Stonegate Dr.  
 City: Erie  
 State: PA Zip: 16505

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Kietzke Office  
5390 Kietzke Ln Suite 101  
 City/State/Zip: Reno, NV 89511

Esc. #: 099579-RTO  
2132012508-LLC

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