

APN: 1220-21-510-009

**When Recorded Mail Document
and Tax Statement To:**

REBECCA BAHR
PO BOX 184
LAFAYETTE, CA 94549

RPTT: #7

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

MANIJEH KHAMNEIPOUR AS TRUSTEE OF THE MANIJEH KHAMNEIPOUR TRUST, DATED
NOVEMBER 10, 2003 AS UNDIVIDED 50% INTEREST

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant,
Bargain, Sell and Convey to

REBECCA BAHR, AN UNMARRIED WOMAN

all that real property situated in Douglas, State of Nevada, bounded and described as follows

Legal Description:

LOT 139 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED IN THE
OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MAY 29,
1973, IN BOOK 573, PAGE 1026, AS DOCUMENT NO. 66512

SUBJECT TO: 1. Taxes for the fiscal year

2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of
record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

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Signature page to follow

Manijeh Khamneipour
MANIJEH KHAMNEIPOUR, TRUSTEE

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me

On _____

By MANIJEH KHAMNEIPOUR, TRUSTEE

Signature _____

Notary Public

My Commission Expires

GBSD 1220-21-510-009

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 Orange

On 05-22-2019 before me, Shaghayegh Rahmani-Mirshahi, public Notary
(insert name and title of the officer)

personally appeared Manijeh Khamneifour
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. 1220-21-510-009
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Verified Trust - JH

- 3.a. Total Value/Sales Price of Property \$ 0.0
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0.0
 d. Real Property Transfer Tax Due \$ 0.0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7.
 b. Explain Reason for Exemption: Transfer in and out of Trust without Consideration

5. Partial Interest: Percentage being transferred: 50 %
 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. Khamneipour Capacity: Grantor
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Manijeh Khamneipour EE
 Address: PO Box 184
 City: Lafayette
 State: CA Zip: 94549

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Rebecca Bahr
 Address: PO Box 184
 City: Lafayette
 State: CA Zip: 94549

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Direct Deeds LLC Escrow # Accommodation Recording
 Address: 3030 S Jones Blvd, Ste 104
 City: Las Vegas State: NV Zip: 89146

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED