

A.P.N.: 1420-33-610-006  
File No: 143-2576014 (mk)  
R.P.T.T.: \$0 #7

When Recorded Mail To: Mail Tax Statements To:

Djamchid Jim Bayat  
535 White Quartz Dr  
Reno NV 89511

**GRANT, BARGAIN and SALE DEED**

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

Djamchid Jim Bayat Living Trust Djamchid Jim Bayat Trustee

do(es) hereby GRANT, BARGAIN and SELL to

Djamchid Jim Bayat , a married man as his sole and separate property

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

**LOT 6, IN BLOCK 3, AS SET FORTH ON THE MAP OF MOUNTAIN VIEW ESTATES NO. 2, FILED FOR RECORD OCTOBER 24, 1979, IN BOOK 1079, PAGE 1962, AS DOCUMENT NO. 38123, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 10/10/2019

Djamchid Jim Bayat Living Trust Djamchid Jim  
Bayat Trustee

Djamchid Jim Bayat, Trustee  
Djamchid Jim Bayat, Trustee

STATE OF **NEVADA** )  
 : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 10-15-19 by  
**Djamchid Jim Bayat, Trustee.**

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-22)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**October 10, 2019** under Escrow No. **143-2576014**.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-33-610-006  
 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	
Book	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - JS</u>	

3. a) Total Value/Sales Price of Property: \$0  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$0  
 d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #7  
 b. Explain reason for exemption: Transferring property out of trust for no consideration.

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: Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Djamchid Jim Bayat Living Trust  
Djamchid Jim Bayat Trustee

Print Name: Djamchid Jim Bayat

Address: 535 White Quartz Drive

Address: 535 White Quartz Drive

City: Reno

City: Reno

State: NV      Zip: 89511

State: NV      Zip: 89511

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Company  
First American Title Insurance

File Number: 143-2576014 mk/ et

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV      Zip: 89423

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