

A.P.N.: 1420-33-610-006
File No: 143-2576014 (mk)
R.P.T.T.: \$1,969.50

When Recorded Mail To: Mail Tax Statements To:
Patrick Cates and Bonnie Cates
4235 Partidge Lane
Washoe Valley, NV 89704

GRANT, BARGAIN and SALE DEED

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

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

do(es) hereby *GRANT, BARGAIN and SELL* to

Patrick Cates and Bonnie Cates, husband and wife as joint tenants with right of survivorship

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.

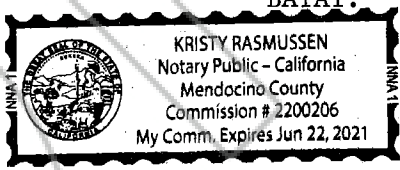
Date: 12/11/2019

Djamchid Jim Bayat
Djamchid Jim Bayat
by Tina Rose
his attorney in fact

STATE OF California
~~NEVADA~~)
COUNTY OF DOUGLAS
mendocino) : ss.

This instrument was acknowledged before me on December 13, 2019 by
~~Djamchid Jim Bayat~~ Tina Rose as attorney in fact of DJAMCHID JIM
vs Tina Rose Masouneh BAYAT.

[Signature]
Notary Public
(My commission expires: June 22, 2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
December 11, 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: _____	

3. a) Total Value/Sales Price of Property: \$505,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$505,000.00
 d) Real Property Transfer Tax Due \$1,969.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

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: [Handwritten Signature]
 Signature: _____

Capacity: agent
 Capacity: _____

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

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

Print Name: Djamchid Jim Bayat
 Address: 535 White Quartz Drive
 City: Reno
 State: NV Zip: 89511

Print Name: Patrick Cates and Bonnie Cates
 Address: 4235 Partidge Lane
 City: Washoe Valley
 State: NV Zip: 89704

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2576014 mk/ et
 State: NV Zip: 89423

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