



KAREN ELLISON, RECORDER

E05

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only  
and avoid printing in the 1" margins of document)

**APN#** 1220-22-110-138

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

Grant, Bargain, Sale Deed

Document Title on cover page must appear EXACTLY as the first page of the document  
to be recorded.

**RECORDING REQUESTED BY:**

Patricia Michitarian

**RETURN TO: Name** Aram Ronald and Patricia Lucy Michitarian

**Address** PO Box 6773

**City/State/Zip** Gardnerville, NV 89460

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

**Name** Ron and Trich Michitarian

**Address** PO Box 6773

**City/State/Zip** Gardnerville, NV 89460

This page provides additional information required by NRS 111.312 Sections 1-2.  
An additional recording fee of \$1.00 will apply.  
To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

APN: 1220-22-110-138

Affix R.P.T.T. \$ 0.00

**WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:**

Aram and Patricia Michitarian  
PO Box 6773  
Gardnerville, NV 89460

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**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

Patricia Michitarian, an unmarried woman  
in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby  
acknowledged, do hereby Grant, Bargain, Sell and Convey to

Aram Ronald Michitarian and Patricia Lucy Michitarian, husband and wife as joint tenants  
all that real property situated in the County of Clark, State of Nevada, bounded and described as  
follows:

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

- Subject to:
1. Taxes for the current fiscal year, paid current.
  2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) on



---

Patricia Michitarian

STATE OF NEVADA )  
 ) ss.  
COUNTY OF Douglas )

On this May 20, 2022  
appeared before me, a Notary Public,  
Patricia Michitarian

personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

mm-Aguilar  
Notary Public

My commission expires: April 19, 2023



## EXHIBIT A

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 22, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3 OF THAT CERTAIN SUBDIVISION PLAT KNOWN AS GARDNERVILLE RANCHOS UNIT NO. 5 RECORDED AS DOCUMENT NO. 50056, BOOK 80, PAGE 675 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION NORTH 89°52'50" EAST, 373.40 FEET TO A POINT WHICH IS COMMON TO THE NORTH BOUNDARY OF SAID SUBDIVISION AND THE EASTERLY RIGHT-OF-WAY OF LYELL WAY; THENCE SOUTH 00°16'11" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF LYELL WAY, 740.00 FEET; THENCE NORTH 89°52'50" EAST, 676.17 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°52'50" EAST, 175.00 FEET;  
THENCE SOUTH 00°05'51" EAST, 125.61 FEET;  
THENCE SOUTH 65°20'07" WEST, 147.42 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, NON-TANGENT TO THE PRECEDING COURSE HAVING A DELTA ANGLE OF 65°25'58" RADIUS OF 45.00 FEET AND CHORD BEARING OF NORTH 57°22'52" WEST, FOR 48.64 FEET;  
THENCE NORTH 00°05'51" WEST, 160.55 FEET TO THE POINT OF BEGINNING.

SAID PARCEL ALSO SHOWN AS ADJUSTED LOT 95 ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON FEBRUARY 1, 1995 IN BOOK 295, PAGE 109 AS DOCUMENT NO. 355402, OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 29, 2002, IN BOOK 1002, PAGE 12899, AS INSTRUMENT NO. 556166.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-22-110-138  
 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                 |
| <input type="checkbox"/> Other           |   |

| FOR RECORDERS OPTIONAL USE ONLY |             |
|---------------------------------|-------------|
| Book _____                      | Page: _____ |
| Date of Recording: _____        |             |
| Notes: _____                    |             |

- 3.a. Total Value/Sales Price of Property \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ 0.00  
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Addition of husband to title

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 *Patricia Michitarian* Capacity: Grantor

Signature \_\_\_\_\_ Capacity: ~~Grantor~~

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Patricia Michitarian  
 Address: PO Box 6773  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Ron and Trich Michitarian  
 Address: PO Box 6773  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED