

WHEN RECORDED MAIL TO:  
Karim Allana  
611 Webster Street  
Palo Alto, Ca 94301

DOUGLAS COUNTY, NV  
RPTT:\$0.00 Rec:\$40.00  
\$40.00 Pgs=5  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER  
2020-953662  
09/30/2020 03:31 PM  
E05

MAIL TAX STATEMENTS TO:  
Same as above

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

Escrow No. 2006016-RLT  
APN 1318-10-314-021  
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

**GRANT, BARGAIN, SALE DEED**

DEHDARI

THIS INDENTURE WITNESSETH: That Shahrzad Dehdari, wife of the Grantee

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Karim Allana, a married man as his sole and separate property

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

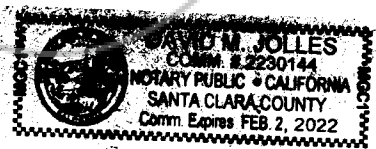
It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.

Shahrzad Dehdari  
Shahrzad Dehdari DEHDARI  
SD

STATE OF California } ss:  
COUNTY OF Santa Clara

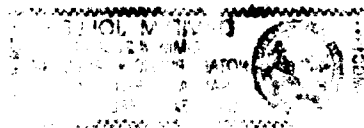
This instrument was acknowledged before me on September 29 2020  
by Shahrzad Dehdari

David M. Jolles  
NOTARY PUBLIC



David M. Jolles  
Comm 2230144  
Notary public - CALIFORNIA  
Santa Clara County  
Comm expires Feb 2, 2022

COPY



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Santa Clara }

On September 29, 2020 Before me, David M. Jolles, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Shahrazad Dehdari
Name(s) of Signer(s)

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.

David M. Jolles
Comm 2230144
Notary Public - CALIFORNIA
Santa Clara County
Comm Expires Feb 2, 2022
[Notary Seal]

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 [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

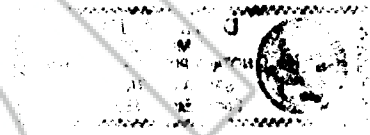
Description of Attached Document

Title or Type of Document: Grant Bargain, Sale Deed
Document Date: 9/29/2020 Number of Pages: 2
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
[Capacity checkboxes: Corporate Officer, Partner, Individual, Trustee, Other]
Signer is Representing:

COPY



Escrow No. 2006016-RLT

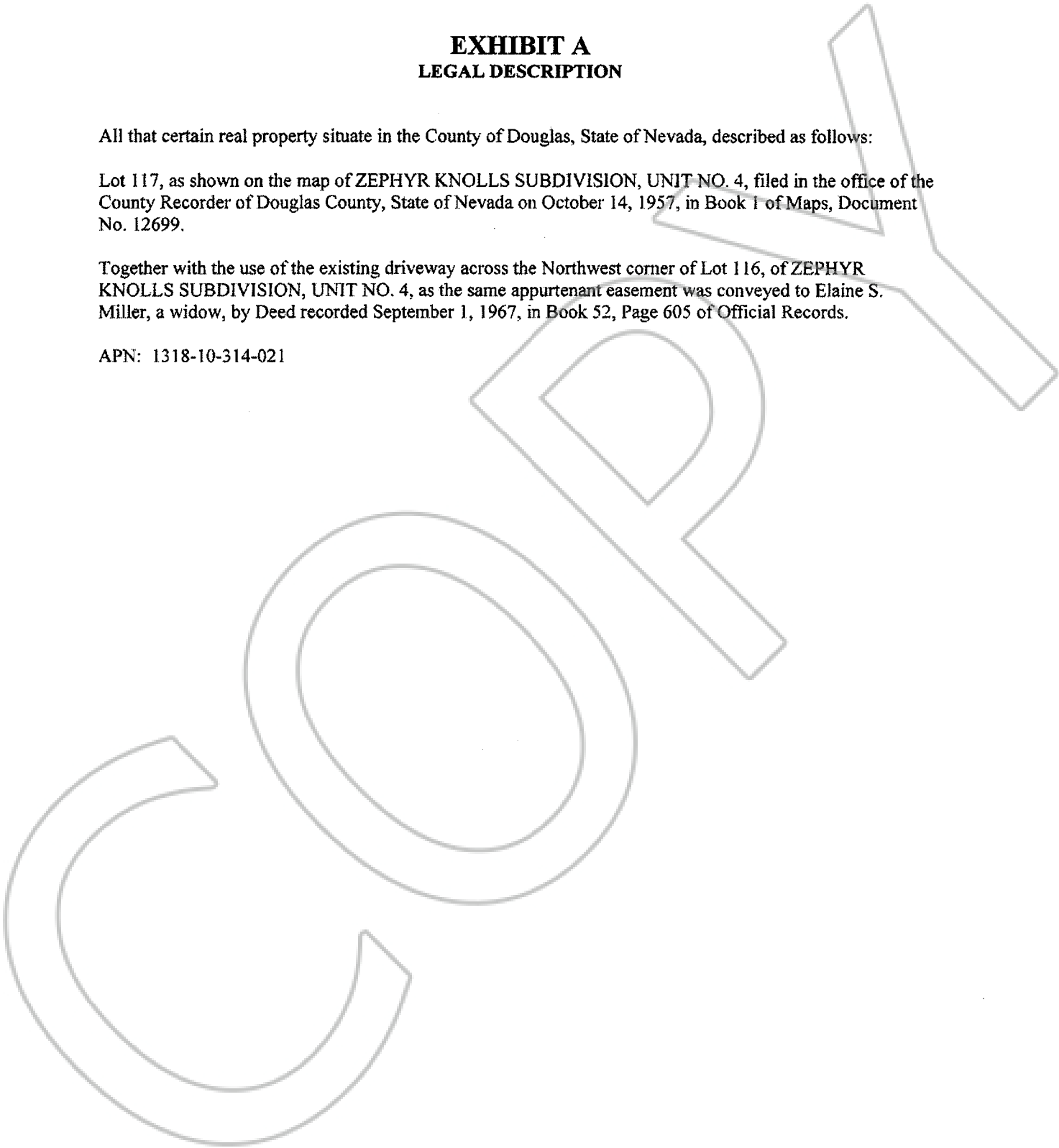
**EXHIBIT A**  
**LEGAL DESCRIPTION**

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

Lot 117, as shown on the map of ZEPHYR KNOLLS SUBDIVISION, UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada on October 14, 1957, in Book 1 of Maps, Document No. 12699.

Together with the use of the existing driveway across the Northwest corner of Lot 116, of ZEPHYR KNOLLS SUBDIVISION, UNIT NO. 4, as the same appurtenant easement was conveyed to Elaine S. Miller, a widow, by Deed recorded September 1, 1967, in Book 52, Page 605 of Official Records.

APN: 1318-10-314-021



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1318-10-314-021  
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.099, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: Remove spousal interest without 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 \_\_\_\_\_ Capacity agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Shah rzad Pehderi  
 Address: 611 Webster Street  
 City: Palo Alto  
 State/Zip: 94301

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Karim Allana  
 Address: 611 Webster Street  
 City: Palo Alto  
 State/Zip: 94301

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02006016-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED