

DOUGLAS COUNTY, NV

2020-955364

RPTT:\$9360.00 Rec:\$40.00

\$9,400.00 Pgs=2

10/28/2020 02:14 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1318-09-810-030

R.P.T.T.: \$9,360.00

Escrow No.: 20008913-DR

When Recorded Return To:

The Shahmir Moussavi and Samantha

Moussavi 2015 Revocable Trust dated

September 15, 2015

17 Mitchell Way

Danville, CA 94506

Mail Tax Statements to:

The Shahmir Moussavi and Samantha

Moussavi 2015 Revocable Trust dated

September 15, 2015

17 Mitchell Way

Danville, CA 94506

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

F. Scott Hinds and Nancy Nelson Hinds, Trustees of the F. Scott Hinds and Nancy Nelson Hinds 2012 Residential Property Trust, dated September 24, 2012

do(es) hereby Grant, Bargain, Sell and Convey to

Shahmir Moussavi and Samantha Moussavi, Trustees of The Shahmir Moussavi and Samantha Moussavi 2015 Revocable Trust dated September 15, 2015

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

Lot 3, in Block D of Amended Map of Subdivision No. 2 of Zephyr Cove Properties, Inc., according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on August 5, 1929, as Document No. 267.

Assessors Parcel No.: 1318-09-810-030

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

Dated this 22nd day of OCTOBER, 2020.

F. Scott Hindes and Nancy Nelson Hindes 2012 Residential Property Trust, dated September 24, 2012

BY: [Signature]
F. Scott Hindes
Trustee

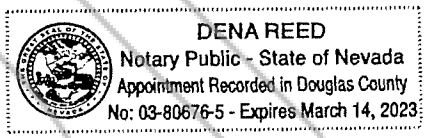
BY: [Signature]
Nancy Nelson Hindes
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 22 day of October, 2020, by F. Scott Hindes, as Trustee and Nancy Nelson Hindes, as Trustee, as Trustees of F. Scott Hindes and Nancy Nelson Hindes 2012 Residential Property Trust, dated September 24, 2012.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-09-810-030
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| 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 RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- | | |
|---|-----------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$2,400,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$2,400,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$9,360.00</u> |

4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: _____ Grantor

Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>F. Scott Hindes and Nancy Nelson Hindes, Trustees of the F. Scott Hindes and Nancy Nelson Hindes 2012 Residential Property Trust, dated September 24, 2012</u>	Print Name: <u>Shahmir Moussavi and Samantha Moussavi, Trustees of The Shahmir Moussavi and Samantha Moussavi 2015 Revocable Trust dated September 15, 2015</u>
Address: <u>PO Box 859</u>	Address: <u>17 Mitchell Way</u>
City: <u>Zephyr Cove</u>	City: <u>Zephyr Cove</u>
State: <u>NV</u> Zip: <u>89448</u>	State: <u>Nevada</u> Zip: <u>89448</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20008913-DR

Address: 896 W Nye Ln, Ste 104

City: Carson City State: NV Zip: 89703