

APN: 1318-23-212-024
R.P.T.T.: \$1,891.50
Escrow No.: 20008588-DR
When Recorded Return To:
Amon A Allahyari
489 Sandstone Dr.
Vacaville, CA 95688

Mail Tax Statements to:
Amon A Allahyari
489 Sandstone Dr.
Vacaville, CA 95688

DOUGLAS COUNTY, NV **2020-956848**
RPTT:\$1891.50 Rec:\$40.00
\$1,931.50 Pgs=3 11/20/2020 03:16 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

This document is being executed in counterpart

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Richard P. Loupe and Michelle M. Loupe, Trustees of Loupe Family Trust and Frank J. Cody and Theresa L. Cody, husband and wife, as joint tenants with right of survivorship

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

Amon A Allahyari, a single man

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

Lot 17-B, of Lake Village #2C, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on March 10th, 1972, as Document No. 58124, and as amended by a Certificate of Amendment recorded January 31, 1978, as Document No. 172111 .

Assessors Parcel No.: 1318-23-212-024

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

Dated this 30 day of October, 2020.

Loupe Family Trust

BY: Richard P. Loupe Co-Trustee
Richard P. Loupe
Co-Trustee

BY: Michelle M. Loupe Co-Trustee
Michelle M. Loupe
Co-Trustee

SIGNED IN COUNTERPART
Frank J. Cody

SIGNED IN COUNTERPART
Theresa L. Cody

STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by Richard P. Loupe, as Co-Trustee and Michelle M. Loupe, as Co-Trustee, as Trustees of Loupe Family Trust and Frank J. Cody and Theresa L. Cody.

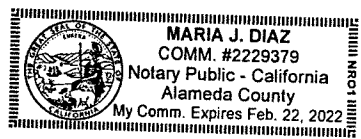
Notary Public

ACKNOWLEDGMENT

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 Alameda
On October 30, 2020 before me, Maria J. Diaz, Notary Public
(insert name and title of the officer)
personally appeared Richard P. Loupe and Michelle M. Loupe
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.
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 [Handwritten Signature] (Seal)



Dated this 3 day of November, 2020.

Loupe Family Trust

BY: SIGNED IN COUNTERPART

Richard P. Loupe
Co-Trustee

BY: SIGNED IN COUNTERPART

Michelle M. Loupe
Co-Trustee

Frank J. Cody

Frank J. Cody

Theresa L. Cody


Theresa L. Cody

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 3 day of NOV, 2020, by Richard P. Loupe, as Co-Trustee and Michelle M. Loupe, as Co-Trustee, as Trustees of Loupe Family Trust and Frank J. Cody and Theresa L. Cody.

Dena Reed
Notary Public

 **DENA REED**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-212-024
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$485,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$485,000.00
 d. Real Property Transfer Tax Due: \$1,891.50

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: Richard P. Loupe co-trustee Capacity: _____ Grantor
Michelle M. Loupe co-trustee
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Richard P. Loupe and Michelle M. Loupe, Trustees of Loupe Family Trust and			
Print Name:	<u>Frank J. Cody and Theresa L. Cody</u>	Print Name:	<u>Amon A Allahyari</u>
Address:	<u>5428 Greenfield Way</u>	Address:	<u>489 Sandstone Dr.</u>
City:	<u>Pleasanton</u>	City:	<u>Vacaville</u>
State:	<u>CA</u> Zip: <u>94566</u>	State:	<u>California</u> Zip: <u>95688</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20008588-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED