

APN# : 1318-10-312-019

RPTT: \$4,485.00

DOUGLAS COUNTY, NV **2021-961892**  
RPTT:\$4485.00 Rec:\$40.00  
\$4,525.00 Pgs=3 02/12/2021 01:00 PM  
ETRCO  
KAREN ELLISON, RECORDER

**Recording Requested By:**

Western Title Company

**Escrow No.: 124184-WLD**

**When Recorded Mail To:**

**Amir Shervin Najafi**

**3000F Danville Blys #288**

**Alamo, CA 94507**

**Mail Tax Statements to: (deeds only)**

**Same as Above**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature \_\_\_\_\_

  
Wendy Dunbar

Escrow Officer

\_\_\_\_\_  
**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Dean T. Smith and Diana F. Smith, husband and wife as joint tenants with right of survivorship

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Amir Shervin Najafi, a single man

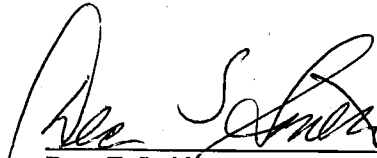
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Zephyr Cove, County of Douglas State of Nevada bounded and described as follows:

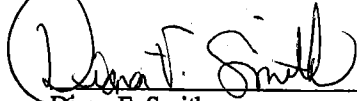
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 35, as shown on the map of ZEPHYR KNOLLS UNIT NO. 2, recorded June 06, 1957, Document No. 12285, and as shown on the Amended Map of ZEPHYR KNOLLS UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 05, 1957, as Document No. 12415.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 02/03/2021

  
\_\_\_\_\_  
Dean T. Smith

  
\_\_\_\_\_  
Diana F. Smith

STATE OF Illinois }  
COUNTY OF Clinton } ss  
This instrument was acknowledged before me on February  
9, 2021 By Dean T. Smith and Diana F. Smith.

  
\_\_\_\_\_  
Notary Public

OFFICIAL SEAL  
JEAN M KLEBER  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES:05/01/23

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1318-10-312-019

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b> NOTES: _____ _____ _____
--

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)  
Transfer Tax Value:  
Real Property Transfer Tax Due:

\$1,150,000.00  
\_\_\_\_\_  
\$1,150,000.00  
\$4,485.00

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%

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 disallowance of any claimed exception, 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 Escrow Agent  
Signature: \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Dean T. Smith and Diana F. Smith  
Address: 1187 Lakeview Drive  
City: Shattuc  
State: IL Zip: 62231

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Amir Shervin Najafi  
Address: 3000F Danville Blvs #288  
City: Alamo  
State: CA Zip: 94507

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 124184-WLD  
Address: Douglas Office  
1362 Highway 395, Ste. 109  
City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)