

DOUGLAS COUNTY, NV **2021-963305**
RPTT:\$1365.00 Rec:\$40.00
\$1,405.00 Pgs=5 03/11/2021 10:14 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1319-30-543-006
File No: 143-2606680 (mk)
R.P.T.T.: \$1,365.00

When Recorded Mail To: Mail Tax Statements To:
Gary Basmagyan and Angela Karapetyan
17641 Orna drive
Granada Hills , CA 91344

GRANT, BARGAIN and SALE DEED

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

John Dobshinsky an unmarried man and David A. Thomasco and Carole Thomasco, as trustees of the Thomasco Family Trust, and Mark E. Jonah, an unmarried man,

do(es) hereby *GRANT, BARGAIN and SELL* to

Angela Karapetyan and Gary Basmagyan, wife and husband as joint tenants with right of survivorship

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

PARCEL I:

UNIT 6, AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 1, TAHOE VILLAGE UNIT NO. 3, FILED FOR RECORD FEBRUARY 6, 1981, IN BOOK 281, PAGE 785, AS DOCUMENT NO. 53365, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL II:

TOGETHER WITH AN UNDIVIDED 1/8THS INTEREST IN AND TO THOSE PORTIONS DESIGNATED AS COMMON AREAS AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 1, TAHOE VILLAGE UNIT NO. 3 FILED FOR RECORD FEBRUARY 6, 1981 IN BOOK 281, PAGE 785 AS DOCUMENT NO. 53365, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

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

Subject to

This document was executed
in counter-part and
shall be deemed as one.

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

DRAFT

Mark E. Jonah

John Dobshinsky
John Dobshinsky

David A. Thomasco and Carole Thomasco, as
trustees of the Thomasco Family Trust

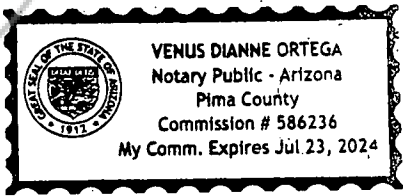
David A. Thomasco, Trustee

Carole Thomasco, Trustee

STATE OF ARIZONA)
COUNTY OF Santa Cruz) ss.

This instrument was acknowledged before me on February 17, 2021 by
John Dobshinsky.

Venus Dianne Ortega
Notary Public
(My commission expires: 7/23/2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2606680.

Mark E. Jonah
Mark E. Jonah

John Dobshinsky

David A. Thomasco and Carole Thomasco, as trustees of the Thomasco Family Trust

David A. Thomasco, Trustee

Carole Thomasco, Trustee

STATE OF NEVADA)
COUNTY OF CLARK) **SS.**

This instrument was acknowledged before me on 1/28/2021 by MARK E. JONAH

Gregory B. Coxe
Notary Public
(My commission expires: 7/19/2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2606680.

Mark E. Jonah

John Dobshinsky

David A. Thomasco and Carole Thomasco, as
trustees of the Thomasco Family Trust

David A. Thomasco

David A. Thomasco, Trustee

Carole Thomasco

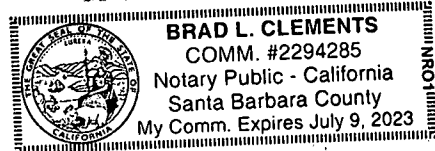
Carole Thomasco, Trustee

STATE OF CALIFORNIA)
) : ss.
COUNTY OF SANTA BARBARA)

This instrument was acknowledged before me on 01/22/2021 by
DAVID A. Thomasco, Carole Thomasco, Trustees

Brad L. Clements

Notary Public
(My commission expires: 07/09/2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2606680.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1319-30-543-006
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$350,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$350,000.00
 d) Real Property Transfer Tax Due \$1,365.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

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: *Michael*
 Signature: _____

Capacity: *agent*
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Mark E. Jonah and John
 Dobshinsky and Thomasco Family
 Print Name: Trust
 Address: 7524 W. Edna Ave
 City: Las Vegas
 State: NV Zip: 89117

Gary Basmagyan and
 Angela Karapetyan
 Print Name: Angela Karapetyan
 Address: 17641 Orna drive
 City: Granada Hills
 State: CA Zip: 91344

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2606680 mk/ mk
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)