

DOUGLAS COUNTY, NV **2021-967136**  
RPTT:\$3861.00 Rec:\$40.00  
\$3,901.00 Pgs=2 **05/10/2021 12:18 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1318-23-810-041  
**R.P.T.T.:** \$3,861.00  
Escrow No.: 21015968-DR  
When Recorded Return To:  
Mark Everal Juhl and Kevin M. Oran  
425 Aster St.  
Laguna Beach, CA 92651

Mail Tax Statements to:  
Mark Everal Juhl and Kevin M. Oran  
425 Aster St.  
Laguna Beach, CA 92651

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Pouria Khanverdi and Leila Zamani, husband and wife as joint tenants with right of survivorship, who acquired title as Valiallah Khanverdi and Leila Zamani, husband and wife as joint tenants with right of survivorship**

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

**Mark Everal Juhl and Kevin M. Oran, a married couple, as community property with right of survivorship**

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

Lot 3, in Block B, of the Official Map of Kingsbury Meadows Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on July 5th, 1955, as Document No. 10542.

Assessors Parcel No.: 1318-23-810-041

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

Dated this 7<sup>th</sup> day of MAY, 2021.

*Pouria Khanverdi*  
Pouria Khanverdi formerly known as Valiallah Khanverdi

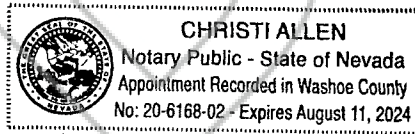
*Leila Zamani*  
Leila Zamani

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on this 7<sup>th</sup> day of MAY, 2021 by Pouria Khanverdi and Leila Zamani.

*Christi Allen*  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-23-810-041  
 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: \$990,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$990,000.00  
 d. Real-Property Transfer Tax Due: \$3,861.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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: *Mark Everald Juhl* Capacity: \_\_\_\_\_ Grantor \_\_\_\_\_

Signature: *Leila Zamani* Capacity: \_\_\_\_\_ Grantee \_\_\_\_\_

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

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

Print Name: Pouria Khanverdi and Leila Zamani  
 Address: 6783 Enchanted Valley Drive  
 City: Reno  
 State: NV                      Zip: 89523

Print Name: Mark Everald Juhl  
 Address: 425 Aster St.  
 City: Laguna Beach  
 State: California              Zip: 92651

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21015968-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