

DOUGLAS COUNTY, NV **2021-970349**
RPTT:\$4680.00 Rec:\$40.00
\$4,720.00 Pgs=3 07/02/2021 01:57 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1318-15-611-008

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Jihan A. Elgazzar and Mohamed Karim A. Eldomiaty
1556 Valota Road
Redwood City CA 94061

Escrow No.: ZC3122-JL

RPTT \$4,680.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH : That

Christopher E. Jennings and Roxanne E Jennings Trustees of The Christopher E. Jennings and Roxanne E. Jennings Family Trust dated March 22, 2018

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Mohamed Karim A. Eldomiaty and Jihan A. Elgazzar Husband and Wife as joint tenants with right of survivorship

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

The Christopher E. Jennings and Roxanne E. Jennings Family Trust dated March 22, 2018

Christopher E. Jennings
By: Christopher E. Jennings, Trustee

Roxanne E. Jennings
By: Roxanne E. Jennings, Trustee

CALIFORNIA
STATE OF NEVADA
COUNTY OF Amador

} ss:

6-22-21

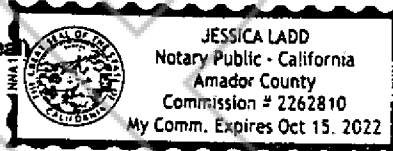
This instrument was acknowledged before me on

Jessica Ladd, Notary Public

by Christopher E. Jennings & Roxanne E. Jennings

Jessica Ladd
Notary Public

(see)



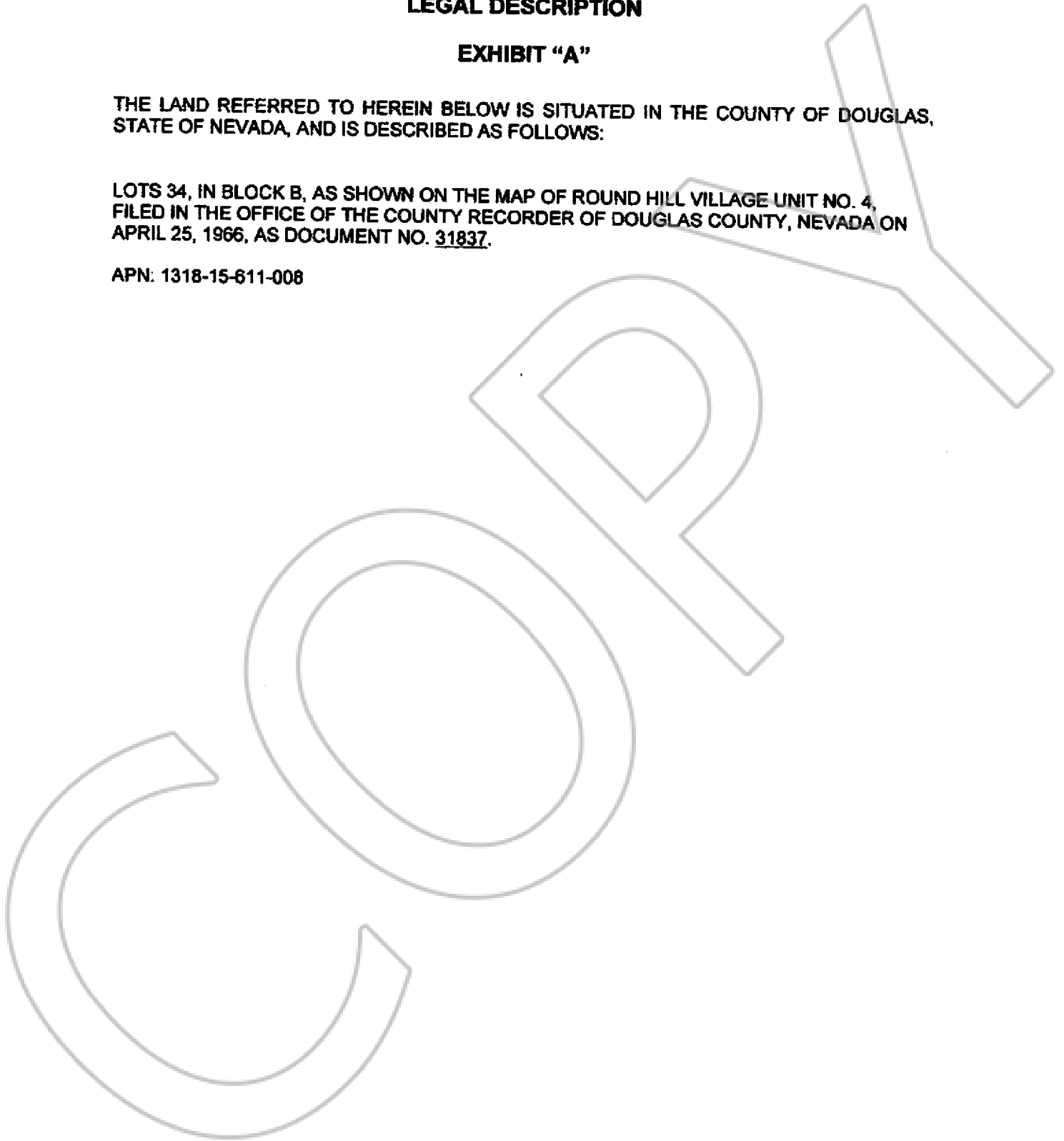
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOTS 34, IN BLOCK B, AS SHOWN ON THE MAP OF ROUND HILL VILLAGE UNIT NO. 4,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON
APRIL 25, 1966, AS DOCUMENT NO. 31837.

APN: 1318-15-611-008



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-15-611-008
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land Res.
- b) Single Fam.
- 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	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$1,200,000.00

Transfer Tax Value \$1,200,000.00

Real Property Transfer Tax Due: \$4,680.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 *Christopher E. Jennings, Trustee* By: Christopher E. Jennings, Trustee

Signature *Mohamed Karim Eldoniary* Mohamed Karim Eldoniary

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: The Christopher E. Jennings and Roxanne E. Jennings Family Trust dated March 22, 2018

Address: PO Box 291
Zephyr Cove, NV 89448

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Mohamed Karim Eldoniary

Address: _____

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

Print Name: Signature Title Company LLC Escrow #: ZC3122-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED