

Assessor's Parcel No: 1320-26-002-055
Order No.: 2132015520/21023074 -CT

The Grantors declare:
Documentary Transfer Tax is \$2,925.00

When Recorded Mail To:
(Tax Statements Same)
Hesham Ahmed and Noor Ahmed
24049 Skyline
Mission Viejo, Ca 92692

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

Mohamed Abdel Hamid Hassanein, a married man a his sole and separate property


Do(es) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

Hesham Mamdough Ahmed and Noor Sharaf Ahmed, husband and wife as community property with right of survivorship

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

See "Exhibit A" attached hereto and made a part hereof.

WITNESS my hand this 2 day of Dec, 2021.


Mohamed Abdel Hamid Hassanein

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.

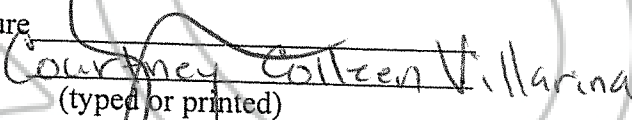
State of California

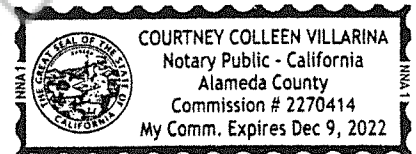
County of Orange

On 12-2-2021, before me, Courtney Colleen Villarina, a notary public, personally appeared Mohamed Abdel Hamid Hassanein, 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: 
Name: Courtney Colleen Villarina
(typed or printed)



(Seal)

EXHIBIT "A"

Lot 20, in Block D, as shown on the final Subdivision Map PD#02-003 for Aurora, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, Nevada, on September 8, 2003, as Document No. 589081, Official Records, and as amended by Certificate of Amendment recorded September 10, 2003, as Document No. 589483, Official Records.

APN: 1320-26-002-055



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-26-002-055

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 ONLY
NOTES: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$750,000.00
Transfer Tax Value:	\$750,000.00
Real Property Transfer Tax Due:	\$2925.00

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: [Signature] Capacity Grantee
 Signature: [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Mohamed Abdel Hamid Hassanein
 Address: 1696 South Benton Road
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

Print Name: Hesham Mamdouh Ahmed and Noor Sharaf Ahmed
 Address: 24049 Skyline
 Missio Viejo
 State: CA Zip: 92692

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Old Republic Title Company Esc. #: 2132015520/21023074-CT
 Address: 2482 Lake Tahoe Blvd.
 City/State/Zip: South Lake Tahoe, California 96150

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)