

DOUGLAS COUNTY, NV  
RPTT:\$1267.50 Rec:\$40.00  
\$1,307.50 Pgs=3 2021-978977  
12/28/2021 02:50 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Andranik Simonyan  
Rafik Simonyan  
33915 Sandstone Dr  
Wellington, NV 89444

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 2107738-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1022-10-001-046  
R.P.T.T. \$1,267.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

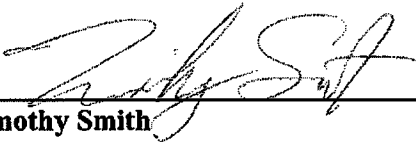
**THIS INDENTURE WITNESSETH: That Timothy Smith, a single man**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell and Convey to Andranik Simonyan, a Single man and Rafik Simonyan, a  
married man as his sole and separate property , as joint tenants**

**all that real property situated in the County of Douglas, State of Nevada, described as follows:  
Lot 94 as shown on the official map of TOPAZ RANCH ESTATES UNIT NO. 2, filed in the office of the  
County Recorder of Douglas County, State of Nevada, on February 20, 1967, in Book 47, Page 761, as  
Document No. 35464.**

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

**Signature and notary acknowledgement on page two.**

  
\_\_\_\_\_  
Timothy Smith

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , December 21, 2021  
by Timothy Smith

  
\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02107738.



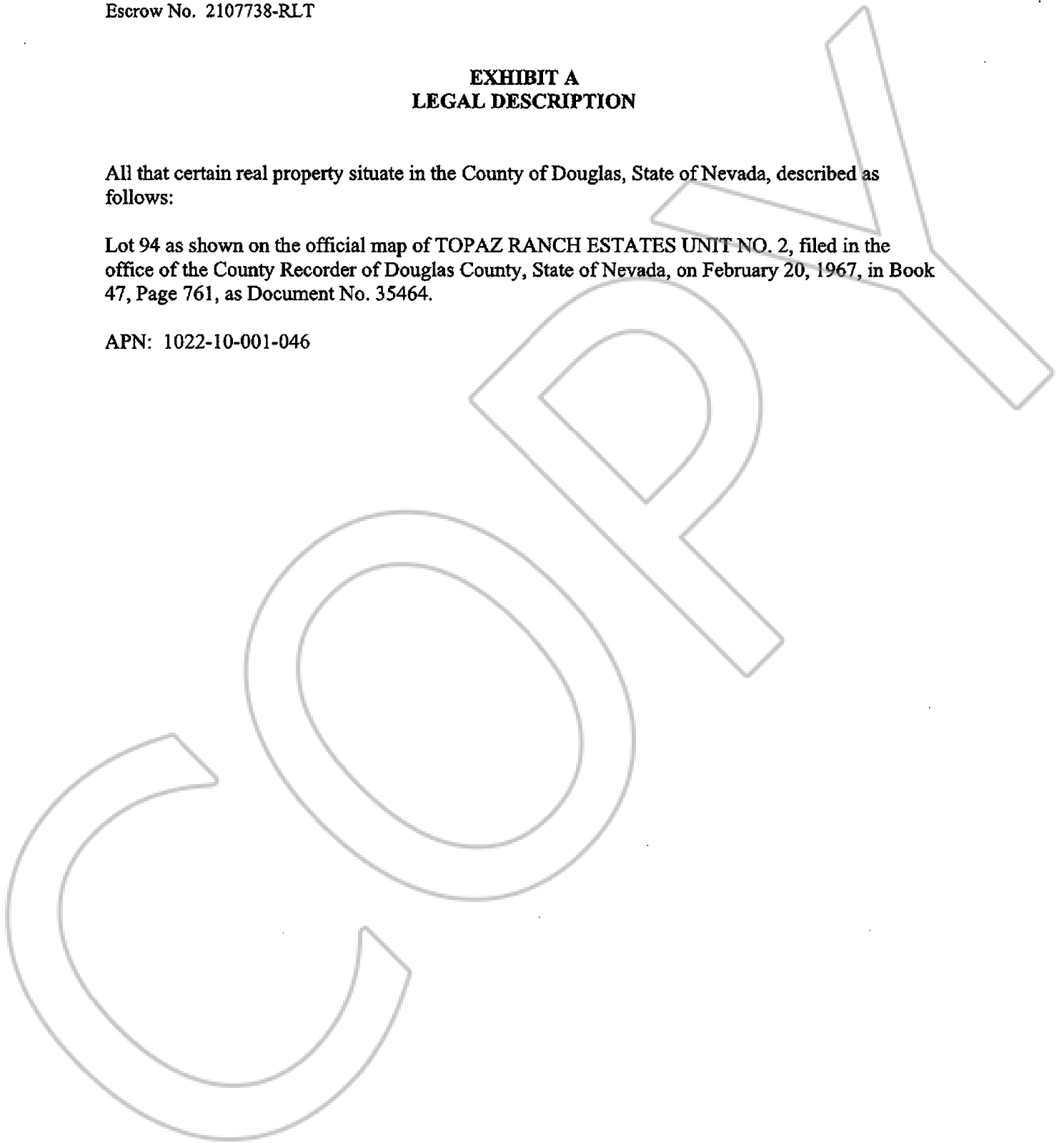
Escrow No. 2107738-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 94 as shown on the official map of TOPAZ RANCH ESTATES UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 20, 1967, in Book 47, Page 761, as Document No. 35464.

APN: 1022-10-001-046



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1022-10-001-046  
 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 ONLY**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property:                      \$ 325,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 325,000.00  
 d. Real Property Transfer Tax Due:                              \$ 1,267.50

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 \_\_\_\_\_ Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Timothy Smith  
 Address: P.O Box 2454  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Andranik Simonyan and Rafik Simonyan  
 Address: 3195 Sandstone Dr  
 City: Wellington  
 State: NV Zip: 89444

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.                      Escrow No.: 02107738-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED