

DOUGLAS COUNTY, NV  
RPTT:\$7020.00 Rec:\$40.00  
\$7,060.00 Pgs=2  
2022-982236  
03/09/2022 09:23 AM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1318-15-610-024  
R.P.T.T.: \$7,020.00  
Escrow No.: 21022386-DR  
When Recorded Return To:  
Stuart Bradley Arakelian and Caroline  
Candis Arakelian, Trustees of the Stuart and  
Caroline Arakelian Family Trust  
47 Woodranch Circle  
Danville, CA 94506

Mail Tax Statements to:  
Stuart Bradley Arakelian and Caroline  
Candis Arakelian, Trustees of the Stuart and  
Caroline Arakelian Family Trust  
47 Woodranch Circle  
Danville, CA 94506

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Ava M. Christie, Trustee of MAC Family Irrevocable Trust U/A December 27, 2012**

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

**Stuart Bradley Arakelian and Caroline Candis Arakelian, Trustees of The Stuart and Caroline Arakelian Family Trust dated June 17, 2008**

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

Lot 1, in Block A, of Round Hill Village Unit No. 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on November 24, 1965, as Document No. 30185.

Assessors Parcel No.: 1318-15-610-024

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

Dated this 28<sup>th</sup> day of Feb., 2022.

MAC Family Irrevocable Trust U/A December 27, 2012

BY: Ava M. Christie  
Ava M. Christie  
Trustee

Kansas

STATE OF NEVADA

COUNTY OF Johnson

This instrument was acknowledged before me on this 28<sup>th</sup> day of Feb., 2022, by Ava M. Christie, as Trustee of MAC Family Irrevocable Trust U/A December 27, 2012.

Lisa D. Knobbe  
Notary Public

NOTARY PUBLIC - State of Kansas  
LISA D. KNOBBE  
My Comm. Expires 12-26-25

\* Notary Public State of Kansas\*  
\*Lisa D. Knobbe\*  
\* My appointment expires 12-26-25\*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-15-610-024  
 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: \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,800,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,800,000.00  
 d. Real Property Transfer Tax Due: \$7,020.00

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: *Ava M. Christie* Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: Ava M. Christie, Trustee of MAC Family Irrevocable Trust U/A December 27, 2012  
 Address: 1055 S. Warwick Street  
 City: Olathe  
 State: KS Zip: 66061

Print Name: Stuart Bradley Arakelian and Caroline Candis Arakelian, Trustees of The Stuart and Caroline Arakelian Family Trust dated June 17, 2008  
 Address: 47 Woodranch Circle  
 City: Danville  
 State: California Zip: 94506

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21022386-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703