A.P.N.:

1320-33-715-029

File No:

143-2646464 (et)

R.P.T.T.:

\$1,852.50

DOUGLAS COUNTY, NV RPTT:\$1852.50 Rec:\$40.00

2022-982700

\$1,892.50 Pgs=2

03/18/2022 02:40 PM

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To: Azad Henareh Khalyani and Donya Hendoosinabad 1341 Brooke Way
Gardnerville, NV 89410

## GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Camille Rogers, Trustee, or her successors in interest, of the Camille Rogers Living Trust dated October 2, 2018, and any amendments thereto

do(es) hereby GRANT, BARGAIN and SELL to

Azad Henareh Khalyani and Donya Hendoosinabad, husband and wife as joint tenants with right of survivorship

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

LOT 44, BLOCK I, AS SET FORTH ON FINAL SUBDIVISION MAP #1006-7 CHICHESTER ESTATES PHASE 7, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON OCTOBER 13, 2000, IN BOOK 1000, PAGE 2398, AS DOCUMENT NO. 501336.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

## Subject to

- 1. All general and special taxes for the current fiscal year.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

theret Camille Rogers, Trus 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 SS COUNTY OF **DOUGLAS** Alameda March 15, 2022 This instrument was acknowledged before me on by Camille Rogers Living Trust. - TALSHEL TONY MANH NGUYEN Notary Public - California Alameda County Commission # 2341007 Notary Public My Comm. Expires Jan 8, 2025 (My commission expires: Jan 8, 2025 This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow Proceed to that certain Grant, Bargain Sale Deed under Escrow Proceed to that certain Grant, Bargain Sale Deed under Escrow Proceed to that certain Grant, Bargain Sale Deed under Escrow Procedure Company (1997) 143-2545454 No. 143-2646464.

Commission #23410

Camille Rogers, Trustee, or her successors in interest, of the Camille Rogers Living Trust dated October 2, 2018, and any amendments

## STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)			[ ]	
	1320-33-715-029			\ \	
b)_ c)_				\	l
d)				\	١
-				\	1
2.	Type of Property	FOR	DECORDER	CORTIONAL LICE	_
a)	U Vacant Land b) V Single Fam. Res			S OPTIONAL USE	:
c)	Condo/Twnhse d) 2-4 Plex	Book	***************************************	Page:	
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of	of Recording:		_
g)	Agricultural h) Mobile Home	Notes	:		7
I)	Other				
3.	a) Total Value/Sales Price of Property:		\$475,000.0	0	
	b) Deed in Lieu of Foreclosure Only (value of pr	roperty)	(_\$		_)
	c) Transfer Tax Value:	1	\$475,000.0	0	_
	d) Real Property Transfer Tax Due		\$1,852.50		_
4.	If Exemption Claimed:	1	$\mathcal{I}$		
	a. Transfer Tax Exemption, per 375.090, Section	on:			
	b. Explain reason for exemption:	1			
5.	Partial Interest: Percentage being transferred:		<u></u> %	ND:	_
375	The undersigned declares and acknowledges, 5.060 and NRS 375.110, that the information	under pen provided	is correct to	y, pursuant to NK:  the best of the	э ir
info	rmation and belief, and can be supported by do	ocumentati	ion if called u	pon to substantiat	e
tne	information provided herein. Furthermore, the med exemption, or other determination of additional and the control of the contr	itional tax	due may re-	lisallowance or an sult in a nenalty (	y nf
109	% of the tax due plus interest at 1% per month.	. Pursuant	t to NRS 375.	030, the Buyer and	ď
	ler shall be jointly and severally liable for any add		V	OL.	
_	nature:	Capacit	y:	Section 1	
Sigi	nature:	Capacity		3 71170 8111 8700	
and the same of th	SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER	R (GRANTEE) (REQU)	) INFORMATION (RED)	Ī
		_/	Azad H	enareh Khalyani	
	nt Name: Camille Rogers Living Trust	- 18 P		nya Hendoosinaba	<u>a</u>
ACC	dress: 2133 Santa Clara Ave #328	Address		ooke Way	
City	<del></del>	-	Gardnerville		
Sta		State:	NV	Zip: 89410	
<u>CO</u>	MPANY/PERSON REQUESTING RECORDIN	<u>G (requir</u>	<u>rea it not sei</u>	ier or buyer)	
Prin	First American Title Insurance nt Name: Company	File Num	nber: 143-264	6464 et/ et	
Add	dress 1663 US Highway 395, Suite 101	-		A##	
City	/: Minden  (AS A PUBLIC RECORD THIS FORM MAY	State: N		Zip: <u>89423</u>	
	- INSTRUMENT PERMISSIFISHED MINISTER	_ KH_K(_()'	RIDED/MICRO	> 1 EVE 1 > 1	