

DOUGLAS COUNTY, NV  
RPTT:\$4836.00 Rec:\$40.00  
\$4,876.00 Pgs=3  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**2022-983770**

**04/15/2022 12:42 PM**

**A.P.N.: 1418-15-511-002**

**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:**

**Rafal T Bogowski**  
**P.O. Box 121**  
**Zephyr Cove, NV 89448**

**Escrow No.: ZC3321-JL**

RPTT \$4,836.00

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**M. Reza Kharrazi and Negar Kharrazi, husband and wife as joint tenants with right of survivorship and not as tenants in common**

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

**Rafal T Bogowski, An Unmarried Man**

all that real property in the City of Glenbrook, 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.**

M. Reza Kharrazi  
M. Reza Kharrazi


Negar Kharrazi  
Negar Kharrazi

STATE OF ARIZONA } ss:  
COUNTY OF MARICOPA

This instrument was acknowledged before me on 04 06 2022

by M. REZA KHARRAZI NEGAR KHARRAZI

[Signature] (seal)  
Notary Public

 AARON HERGERT  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 569874  
Expires September 11, 2023

## 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:

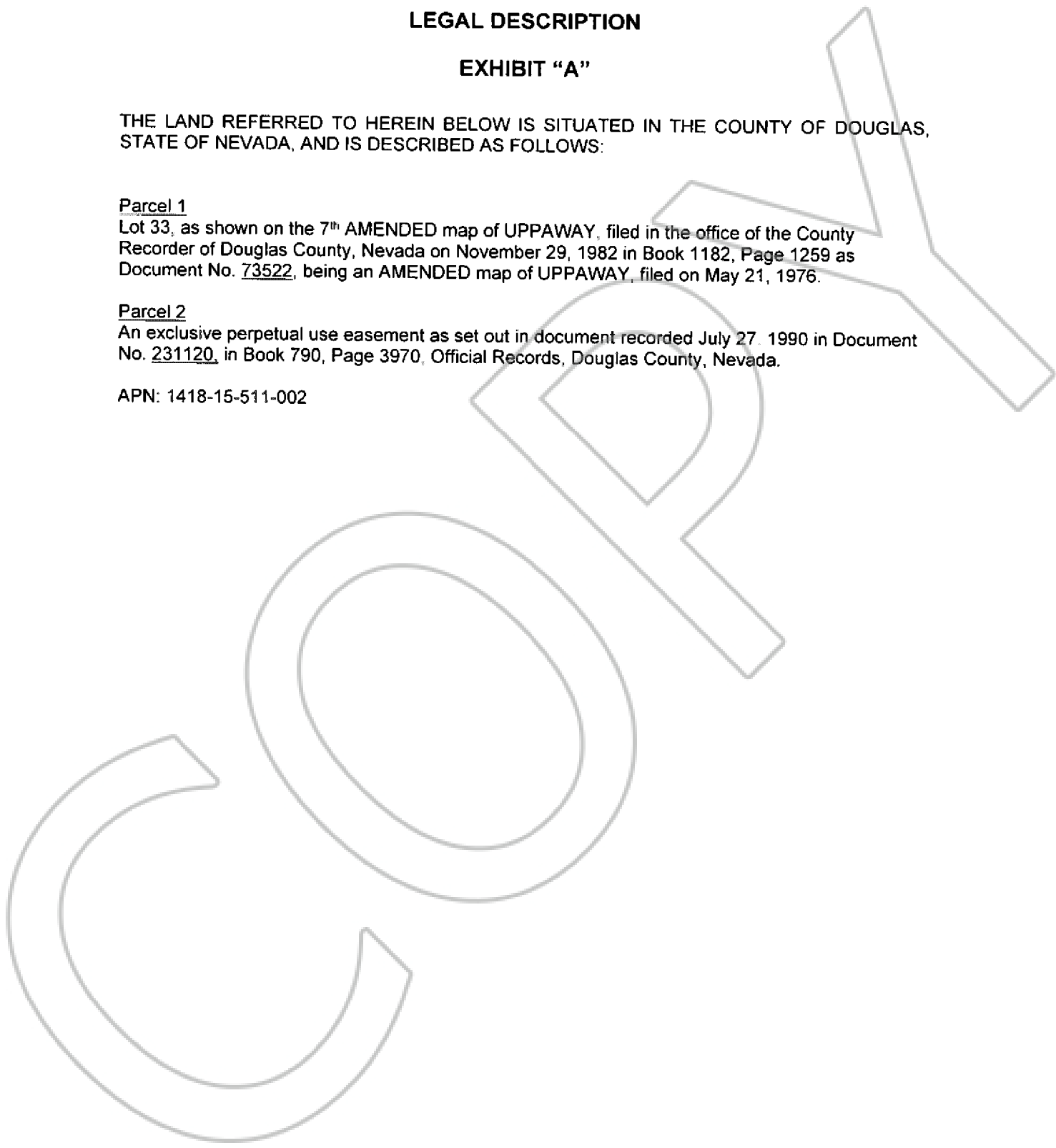
#### Parcel 1

Lot 33, as shown on the 7<sup>th</sup> AMENDED map of UPPAWAY, filed in the office of the County Recorder of Douglas County, Nevada on November 29, 1982 in Book 1182, Page 1259 as Document No. 73522, being an AMENDED map of UPPAWAY, filed on May 21, 1976.

#### Parcel 2

An exclusive perpetual use easement as set out in document recorded July 27, 1990 in Document No. 231120, in Book 790, Page 3970, Official Records, Douglas County, Nevada.

APN: 1418-15-511-002



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1418-15-511-002 \_\_\_\_\_
- 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
- 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) \$1,240,000.00  
Transfer Tax Value \$1,240,000.00  
Real Property Transfer Tax Due: \$4,836.00

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 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 *M. Reza* \_\_\_\_\_ Grantor *Rafal T* \_\_\_\_\_  
Signature \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: M. Reza Kharrazi and Negar Kharrazi  
Address: 11134 E Saguaro Canyon Tr  
Scottsdale AZ 85266

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Rafal T Bogowolski  
Address: P.O. Box 121  
Zephyr Cove, NV 89448

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

Print Name: Signature Title Company LLC Escrow #: ZC3321-JL  
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448