

DOUGLAS COUNTY, NV **2022-985101**  
RPTT:\$2262.00 Rec:\$40.00  
\$2,302.00 Pgs=2 **05/16/2022 02:26 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1420-18-112-014
<b>R.P.T.T.</b>	\$2,262.00
<b>File No.:</b>	1678967 WLD
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Touraj Tajbakhsh	
4024 Saddle Road	
South Lake Tahoe, CA 96150	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Steven Gibbs and Teresa Gibbs, husband and wife, as Joint Tenants with Rights of Survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Touraj Tajbakhsh, a married man as his sole and separate property**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 2, in Block C, of VALLEY VISTA ESTATES II, UNIT 1, a Planned Unit Development according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 17, 1993, in Book 1293, at Page 3652, as Document No. 325265.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: May 5, 2022

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

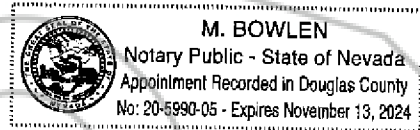
Steven Gibbs  
Steven Gibbs

Teresa Gibbs  
Teresa Gibbs

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 11<sup>th</sup> day of May, 2022  
By: Steven Gibbs and Teresa Gibbs

Signature: M. Bowlen  
Notary Public



COOPER

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-18-112-014  
 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 RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 580,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 580,000.00  
 d. Real Property Transfer Tax Due                              \$ 2,262.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_%  
 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 MBawlen Capacity ESCROW Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Steven Gibbs and Teresa Gibbs  
 Address: 921 Lehigh Circle  
 City: Carson City  
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Touraj Tajbakhsh  
 Address: 11260 Donner Pass Rd C1  
PMB1003  
 City: Truckee  
 State: CA Zip: 96161

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1678967 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410