

DOUGLAS COUNTY, NV

2023-1000256

RPTT:\$3929.25 Rec:\$40.00

\$3,969.25 Pgs=3

09/07/2023 11:58 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1318-26-101-048

R.P.T.T.: \$3,929.25

Escrow No.: 23036669-DR

When Recorded Return To:

Hossein Roufarshbaf and Sara Masoudnia

1810 Elks Club Drive

South Lake Tahoe, CA 96150

Mail Tax Statements to:

Hossein Roufarshbaf and Sara Masoudnia

1810 Elks Club Drive

South Lake Tahoe, CA 96150

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John C. Albers and Susan R. Albers, Trustees of The S & J Albers 2011 Trust

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

Hossein Roufarshbaf and Sara Masoudnia, husband and wife, as community property with right of survivorship

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 9 day of August, 2023.

The S & J Albers 2011 Trust

BY: [Signature]
John C. Albers
Trustee

BY: [Signature]
Susan R. Albers
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 9 day of August, 2023 by John C. Albers, as Trustee and Susan R. Albers, as Trustee of The S & J Albers 2011 Trust.

[Signature]
Notary Public



03-8067-6
Expires 3-14-2027

EXHIBIT A

Commencing at a point on the section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.&M., which is North 89°46' West 491.40 feet from the quarter corner between sections 23 and 26; thence South 0°08' West a distance of 1054.39 feet to the point of beginning; thence continuing South 0°08' West a distance of 87.85 feet; thence North 89°46' West a distance of 163.80 feet; thence North 0°08' East a distance of 87.85 feet; thence South 89°46' East a distance of 163.80 feet to the True Point of Beginning. Being a portion of the Northeast quarter of the Northwest quarter of section 26, Township 13 North, Range 18 East, M.D.B.&M.

NOTE: Said legal description was previously recorded in Grant, Bargain, Sale Deed recorded December 2, 2013, in Book 1213, Page 109, as Document No. 834835, Official Records, Douglas County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-26-101-048
 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: _____

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

3. a. Total Value/Sale Price of Property: \$1,007,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,007,500.00
 d. Real Property Transfer Tax Due: \$3,929.25

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: *John C Albers* Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: John C. Albers and Susan R. Albers, Trustees of The S & J Albers 2011 Trust
 Address: PO BOX 4046
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Hossein Roufarshbaf and Sara Masoudnia
 Address: 107 Sequoia Drive
 City: Stateline
 State: Nevada Zip: 89449

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23036669-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703