

DOUGLAS COUNTY, NV **2023-1000509**  
RPTT:\$2827.50 Rec:\$40.00  
\$2,867.50 Pgs=3 **09/15/2023 11:16 AM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

|                                      |                      |
|--------------------------------------|----------------------|
| <b>A.P.N. No.:</b>                   | 1418-15-511-006      |
| <b>R.P.T.T.</b>                      | \$2,827.50           |
| <b>File No.:</b>                     | 2109136 RC           |
| <b>Recording Requested By:</b>       |                      |
| <b>Stewart Title Company</b>         |                      |
| <b>Mail Tax Statements To:</b>       | <i>Same as below</i> |
| <b>When Recorded Mail To:</b>        |                      |
| Sam M. Nourani and Sharon L. Nourani |                      |
| 4009 Whispering Pine Loop            |                      |
| Reno NV 89519                        |                      |

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Geoffrey Smith and Diana Smith, husband and wife**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Sam M. Nourani and Sharon L. Nourani, husband and wife as joint tenants**

See Exhibit "A" attached hereto and made a part hereof.

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: 9/12/2023

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

Geoffrey Smith  
Geoffrey Smith

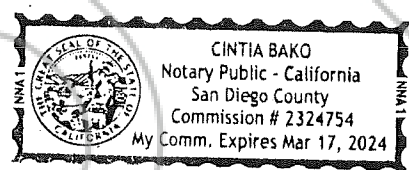
Diana Smith  
Diana Smith

State of California )  
County of San Diego ) ss

This instrument was acknowledged before me on the 12<sup>th</sup> day of September, 2023  
By: Geoffrey Smith and Diana Smith

Signature: Cintia Bako  
Notary Public

My Commission Expires: 3-17-2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

**PARCEL 1:**

Lot 3, of UPPAWAY SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 21, 1976, as Document No. 00394.

Excepting therefrom,

Beginning at the most Southerly corner of said Lot 3;  
Thence North 56°32'00" West 5.00 feet;  
Thence North 33°28'00" East 28.00 feet;  
Thence South 56°32'00" East 5.00 feet;  
Thence South 33°28'00" West 28.00 feet to the Point of Beginning.

Also beginning at the most Northerly corner of said Lot 3;  
Thence South 56°32'00" East 25.00 feet;  
Thence South 33°28'00" West 6.00 feet;  
Thence North 56°32'00" East 25.00 feet;  
Thence North 33°28'00" East 6.00 feet to the Point of Beginning.

**PARCEL 2:**

Commencing at the most Southerly corner of Lot 3, of said Uppaway Subdivison;  
Thence North 33°28'00" East 28 feet to the Point of Beginning;  
Thnce North 33°28'00" East 22.00 feet;  
Thence North 56°32'00" West 25.00 feet;  
Thence North 33°28'00" East 10.00 feet;  
Thence South 56°32'00" East 26.00 feet;  
Thence South 33°28'00" West 32.00 feet;  
Thence North 56°32'00" West 1.00 foot to the Point of Beginning.

Reference is hereby made of record to Record of Survey Map recorded October 1, 1996, as Document No. 397778, of Official Records.

The above legal description appeared previously in that certain Deed recorded January 13, 2020, as Document No. 202-940826, of Official Records, pursuant to NRS Section 6. NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1418-15-511-006  
 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                      \$ 725,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 725,000.00  
 d. Real Property Transfer Tax Due                              \$ 2,827.50

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 \_\_\_\_\_ Capacity \_\_\_\_\_ Escrow agent \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Escrow agent \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Geoffrey Smith and Diana Smith  
 Address: 6500 Via de la Reina  
 City: Bonsall  
 State: CA                                      Zip: 92003

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Sam M. Nourani and Sharon L. Nourani  
 Address: 4009 Whispering Pine Loop  
 City: Reno  
 State: NV                                      Zip: 89519

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 2109136 RC  
 Address: 540 W Plumb Ln, Suite 100  
 City: Reno                                      State: NV                                      Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED