

DOUGLAS COUNTY, NV
RPTT:\$4290.00 Rec:\$40.00
\$4,330.00 Pgs=3

2023-1003550

12/29/2023 03:08 PM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1418-34-211-042

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:

Bahman Shababi and Roya Nourhashemi Rashid
Abad
PO Box 99343
Emeryville, CA 94662

Escrow No.: ZC3709-JL

RPTT \$4,290.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Ronald F. Dusing and Lyla Dusing, 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:

Bahman Shababi and Roya Nourhashemi Rashid Abad, Trustees of the Shababi Family Trust dated September 16, 2017

all that real property in the City of Zephyr Cove, 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.

Ronald F. Dusing by Lyla Dusing attorney in fact

Ronald F Dusing

By: Lyla Dusing his attorney in fact

Lyla Dusing
Lyla Dusing

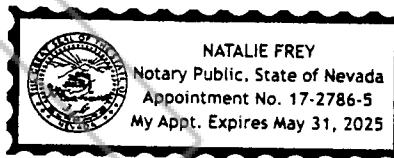
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 12/28/23

by Lyla Dusing as attorney-in-fact for RONALD F. Dusing

N. Frey
Notary Public (seal)



STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 12/28/23

by Lyla Dusing

N. Frey
Notary Public (seal)

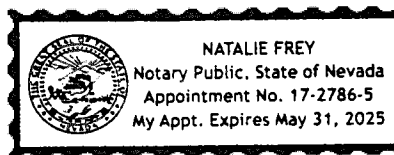
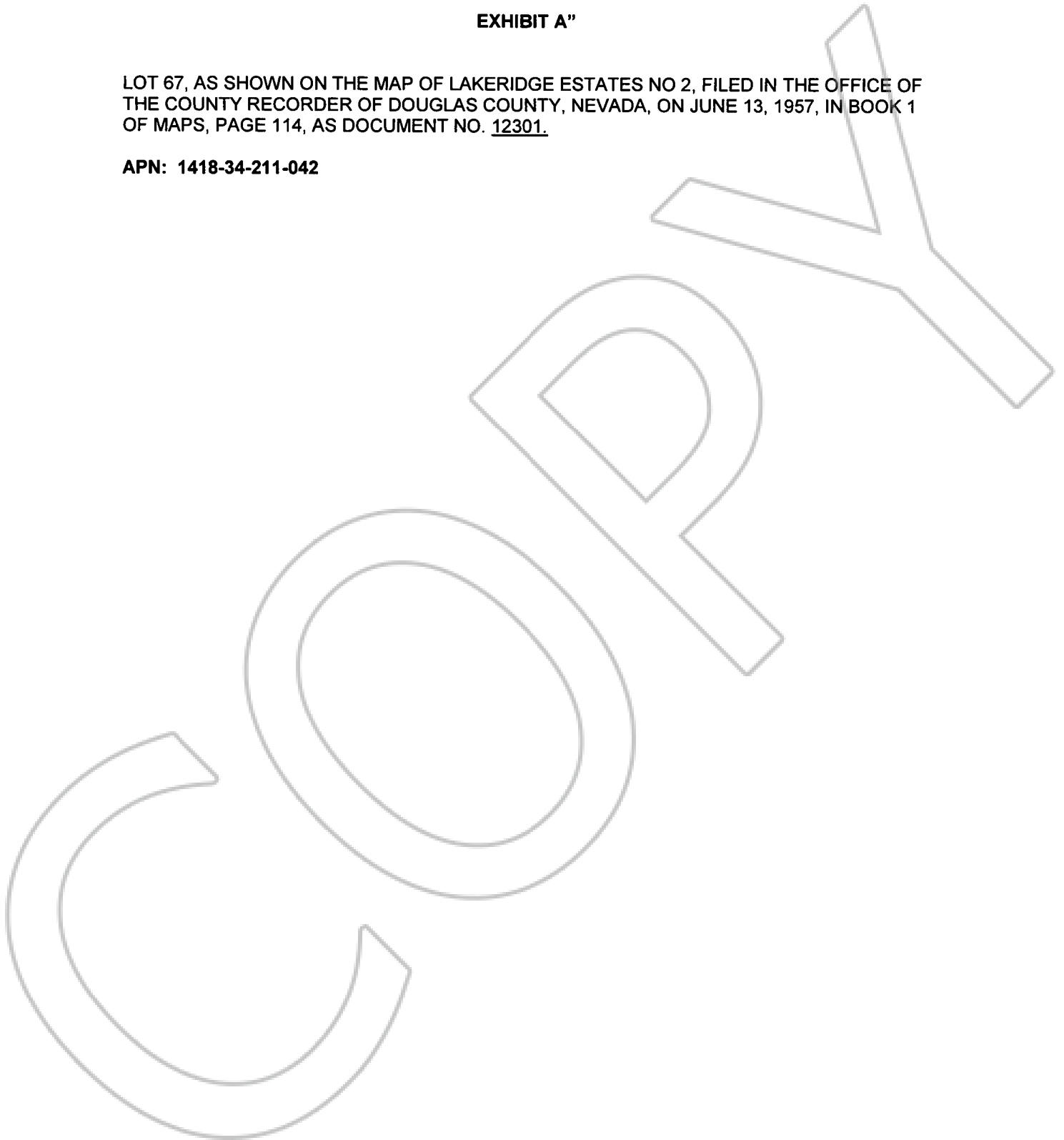


EXHIBIT A"

LOT 67, AS SHOWN ON THE MAP OF LAKERIDGE ESTATES NO 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 13, 1957, IN BOOK 1 OF MAPS, PAGE 114, AS DOCUMENT NO. 12301.

APN: 1418-34-211-042



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1418-34-211-042
- 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) \$1,100,000.00
 Transfer Tax Value \$1,100,000.00
 Real Property Transfer Tax Due: \$4,290.00

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 [Signature]

Grantor [Signature]

Signature [Signature]

Grantee _____

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

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

Print Name: Lyla Dusing
 Address: 7612 Sudan Ct
Las Vegas NV 89149

Bahman Shababi and Roya Nourhashemi Rashid Abad, Trustees of the Shababi Family Trust dated September 16, 2017

Address: _____

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

Print Name: Signature Title Company LLC Escrow #: ZC3709-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED