

Recording requested by:

SUSAN L. PASCUZZI, ESQ.

And When recorded, mail to:

RICHARD IKNOIAN
LINDA IKNOIAN
2190 CALLE HERMOSA
GARDENERVILLE, NV 89410

DOUGLAS COUNTY, NV 2023-993039
Rec:\$40.00
Total:\$40.00 01/06/2023 02:32 PM
PASCUZZI PASCUZZI & STOKER Pgs=3



SHAWNYNE GARREN, RECORDER E07

APN: 1321-31-001-004

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Commonly known as: 2190 Calle Hermosa, Gardnerville, NV, 89410

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, RICHARD ~~/s/~~ IKNOIAN and LINDA IKNOIAN, Husband and Wife as Joint Tenants, GRANT unto:

RICHARD ~~/s/~~ IKNOIAN and LINDA IKNOIAN as Trustees of THE RICHARD ~~/s/~~ IKNOIAN and LINDA IKNOIAN LIVING TRUST under Declaration of Trust dated December 1, 2022,

the following described real property in the County of Douglas, State of Nevada and is described as follows:

Being a portion of the East 1/2 of the Northeast 1/4 of Section 31, Township 13 North, Range 21 East, M.D.B.&M., further described as follows:


Parcel 4, as set forth on a Parcel Map for the Jones Family Trust filed for record in the office of the County Recorder of Douglas County, State of Nevada on November 5, 1993, in Book 1193, Page 1006, as Document No. 321967.

Note: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on March 26, 2006, as Document No. 670562 of Official Records.

APN: 1321-31-001-004

Dated: 12-1-2022


RICHARD ~~/s/~~ IKNOIAN


LINDA IKNOIAN

* Mail Tax Statements to Address Above.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF FRESNO)

On 12/1/2022, before me, SUSAN L. PASCUZZI, Notary Public, personally appeared RICHARD IKNOIAN and LINDA IKNOIAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature of Notary



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1321-31-001-004
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: <u>11/02/03</u> <u>Juan & Mrs</u>	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration.

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 [Signature] Capacity: GRANTOR / GRANTEE
 Signature [Signature] Capacity: GRANTOR / GRANTEE
TRUSTEE
TRUSTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: RICHARD & LINDA IKNOIAN
 Address: 2190 CALLE HERMOSA
 City: GARDENERVILLE
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: RICHARD & LINDA IKNOIAN, TTEES
 Address: 2190 CALLE HERMOSA
 City: GARDENERVILLE
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: SUSAN L PASCUZZI, ESQ Escrow # N/A
 Address: 2377 W SHAW AVE, STE 101
 City: FRESNO, CA 93711 State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED