

DOUGLAS COUNTY, NV
RPTT:\$5304.00 Rec:\$40.00
\$5,344.00 Pgs=3

2023-994536
03/07/2023 03:01 PM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1220-08-410-008

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:**

Moussa Abdulnour
1028 Rocky Terrace Dr
Gardnerville NV 89460

Escrow No.: ZC3495-JL

RPTT \$5,304.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

William W. Nichols Trustee of The Quails Nest Trust 1999

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Moussa Abdulnour, A Married Man as his Sole and Separate Property

all that real property in the City of Gardnerville, 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.

William W. Nichols Trustee of The Quails Nest Trust 1999

William W. Nichols Trustee

By: William W. Nichols, Trustee

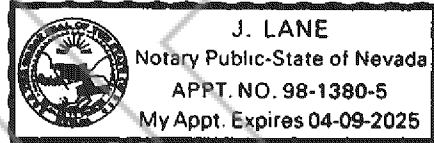
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 3-6-2023 _____

by William W. Nichols _____

J Lane (seal)
Notary Public



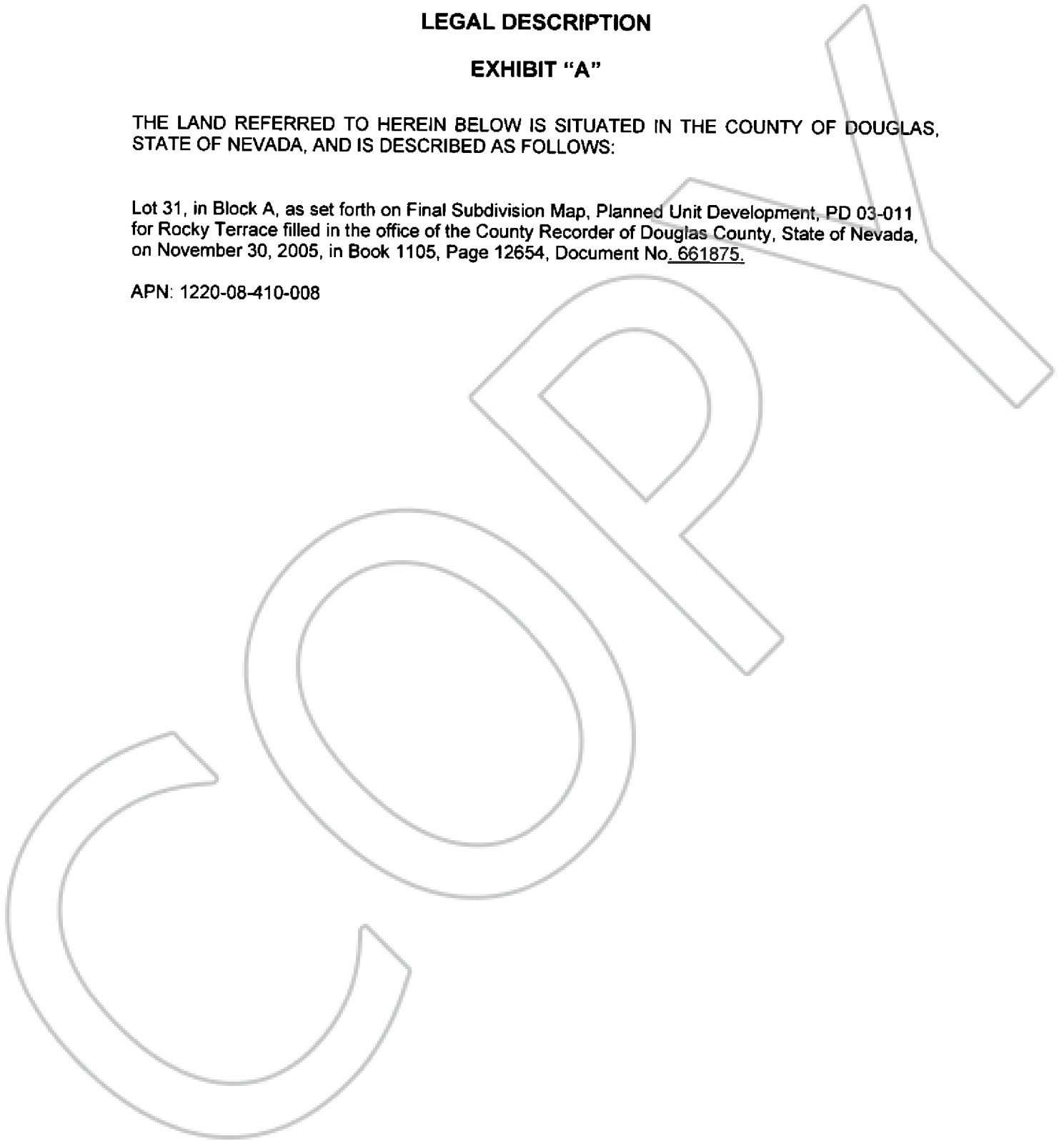
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 31, in Block A, as set forth on Final Subdivision Map, Planned Unit Development, PD 03-011
for Rocky Terrace filled in the office of the County Recorder of Douglas County, State of Nevada,
on November 30, 2005, in Book 1105, Page 12654, Document No. 661875.

APN: 1220-08-410-008



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-08-410-008
- 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) \$1,360,000.00
 Transfer Tax Value \$1,360,000.00
 Real Property Transfer Tax Due: \$5,304.00

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 *William W. Nichols* _____

Grantor _____

Signature *[Signature]* _____

~~Grantee~~ *Agent* _____

SELLER (GRANTOR) INFORMATION
(Required)

William W. Nichols Trustee
 of The Quails Nest Trust
 Print Name: 1999
 Address: 220 Sheridan Creek Ct.
Gardnerville, NV 89460

BUYER (GRANTEE) INFORMATION
(Required)

Moussa Abdulnour
 Print Name: Moussa Abdulnour
 Address: PO Box 2178
Stateline, NV 89449

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

Print Name: Signature Title Company LLC Escrow #: ZC3495-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