

DOUGLAS COUNTY, NV

2023-994537

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

03/07/2023 03:01 PM

SIGNATURE TITLE - ZEPHYR COVE

SHAWNYNE GARREN, RECORDER

E05

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 Abdounour

~~NV~~ Po Box 2178
State line NV 89449

Escrow No.: ZC3495-JL

RPTT ZERO

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Lelean Elias, a married woman and spouse of the grantee

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

Moussa Abdounour, 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.


_____ **Lelean Elias**

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

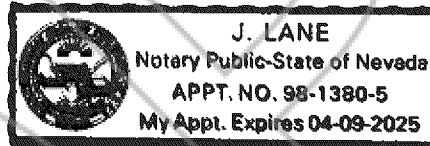
This instrument was acknowledged before me on 3-7-2023 _____

by **Lelean Elias** _____



Notary Public

(ssai)



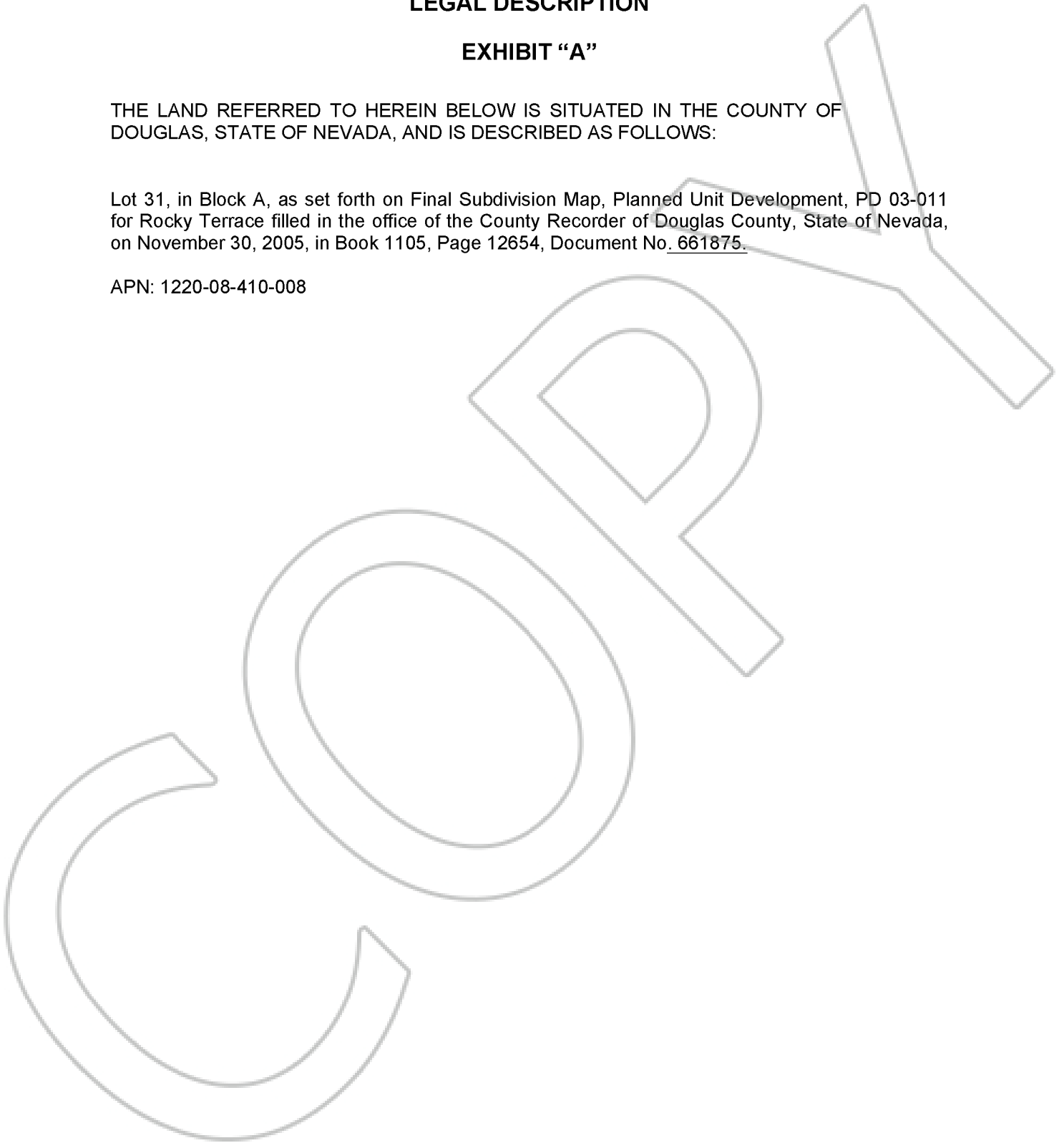
LEGAL DESCRIPTION

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 Res.
- b) Single Fam.
- 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) \$ _____
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: ZERO _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section 5
- b. Explain Reason for Exemption: transfer between spouses with ZERO consideration _____

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 _____

Grantor _____

Signature  _____

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Lelean Elias
 Address: PO Box 2178
Stateline NV 89449

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Moussa Abduinour
 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