

DOUGLAS COUNTY, NV  
RPTT:\$2632.50 Rec:\$40.00  
\$2,672.50 Pgs=3 2023-999032  
07/31/2023 01:04 PM  
SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

A.P.N.: 1319-18-212-003

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:

Kiushan Pirzadeh and Hanh Duong  
1035 Monterey Avenue  
Foster City, CA 94404

Escrow No.: ZC3599-JL

RPTT \$2,632.50

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Thomas G. Hinkle and Lily Ligao Hinkle, husband and wife as community property, with right of survivorship**

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

**Kiushan Pirzadeh and Hanh Duong, Husband And Wife As Community Property With Right Of Survivorship**

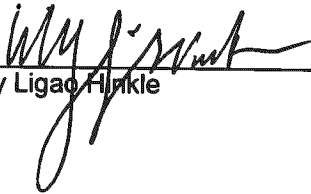
all that real property in the City of Stateline, County of Douglas, State of Nevada, described as follows:

**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.**

  
Thomas G. Hinkle


  
Lily Ligao Hinkle


STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 7/24/23

by Thomas G. Hinkle & Lily Ligao Hinkle

  
Notary Public (seal)

 J. LANE  
Notary Public-State of Nevada  
APPT. NO. 98-1380-5  
My Appt. Expires 04-09-2025

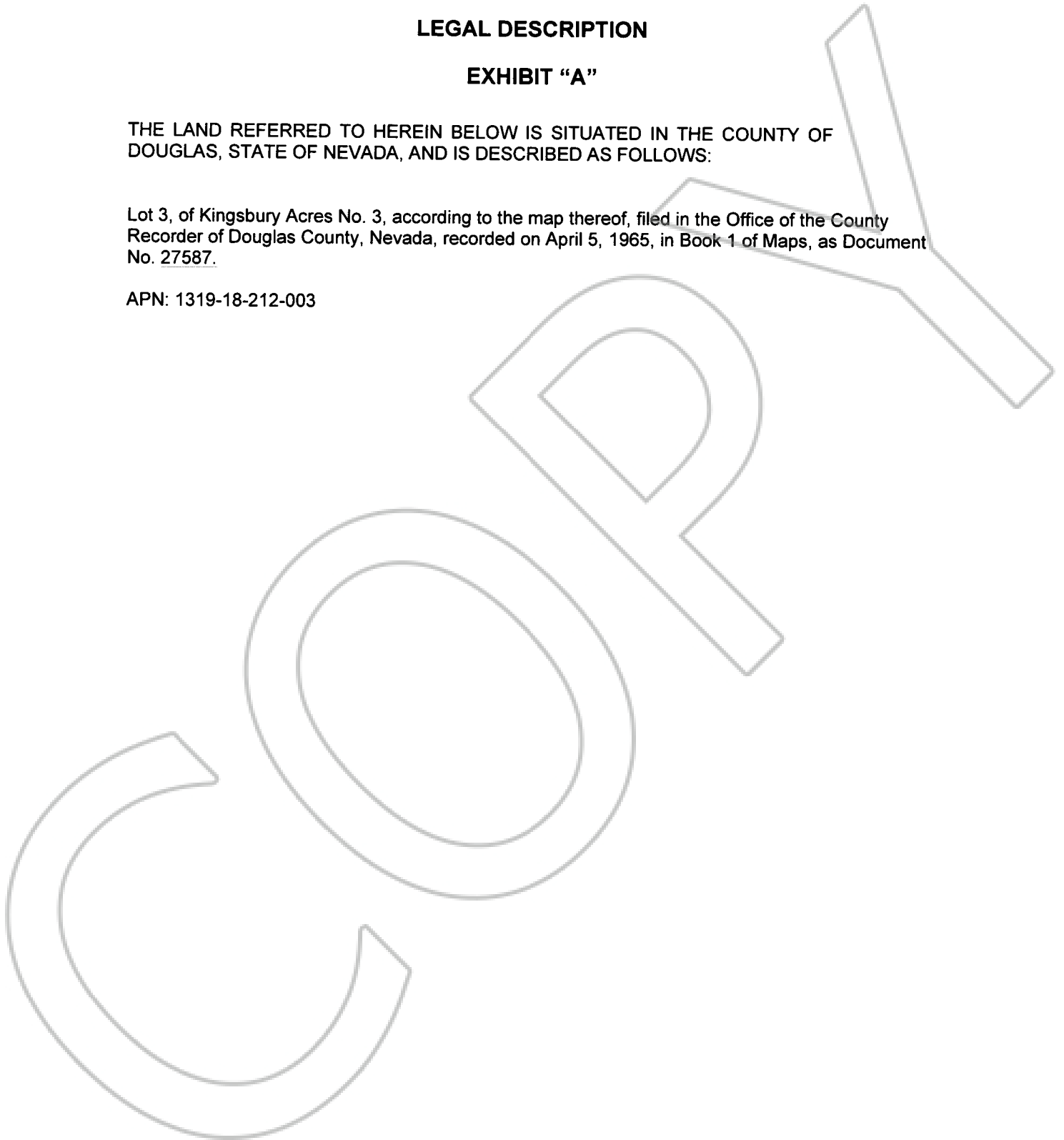
**LEGAL DESCRIPTION**

**EXHIBIT "A"**

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

Lot 3, of Kingsbury Acres No. 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on April 5, 1965, in Book 1 of Maps, as Document No. 27587.

APN: 1319-18-212-003



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-18-212-003
- 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'/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) \$675,000.00

Transfer Tax Value \$675,000.00

Real Property Transfer Tax Due: \$2,632.50

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 

Grantor 

Signature   
Kiushan Pirzadeh License No. 2023 8113 PDI

Grantee \_\_\_\_\_

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

Print Name: Thomas G. Hinkle

Address: 2711 Kitt Sierra Way  
Carson City, NV 89706

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

Print Name: Kiushan Pirzadeh

Address: 1035 Monterey Avenue  
Foster City, CA 94404

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

Print Name: Signature Title Company LLC Escrow #: ZC3599-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