

DOUGLAS COUNTY, NV

2024-1003948

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

01/17/2024 02:39 PM

TICOR TITLE INCLINE VILLAGE - 264 VILLAGE BLVD

SHAWNYNE GARREN, RECORDER

E05

WHEN RECORDED MAIL TO:
Natasha Khachaturian Azzam
60 Sheaver Dr.
Atherton, CA 94027

MAIL TAX STATEMENTS TO:
Natasha Khachaturian Azzam
60 Sheaver Dr.
Atherton, CA 94027

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Escrow No. 2303252-SLP
APN 1318-15-111-057
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Ahmed Salem Azzam, spouse of the Grantee herein

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

Natasha Khachaturian Azzam, a married woman as her sole and separate property


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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.

Signature and notary acknowledgement on page two.


Ahmed Salem Azzam

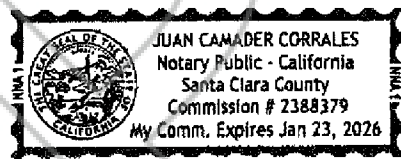
STATE OF CALIFORNIA
COUNTY OF SAN MATEO

} SS:

This instrument was acknowledged before me on JANUARY 16th, 2024

by AHMED SALEM AZZAM


NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02303252.

Escrow No. 2303252-SLP

EXHIBIT A
LEGAL DESCRIPTION

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

Unit 108, as shown on the Official Plat of PINEWILD UNIT NO. 2, a Condominium, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on October 23, 1973, in Book 1073, Page 1058, as Document No. 69660, Official Records.

Parcel 2:

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel 1, above.

Parcel 3:

An undivided interest as tenants in common as such interest is set forth in Book 377, Page 417, of the real property described on the Subdivision map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, a condominium project, recorded March 11, 1974 in Book 374 of Official Records at Page 193, and Supplemental to Amend Declaration of Covenants, Conditions and Restrictions, PINEWILD, a condominium project, recorded March 9, 1977 in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel 1 above, and excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants Conditions and Restrictions.

PARCEL NO. 4:

Non-exclusive easements appurtenant to Parcel No. 1, above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas defined and set forth in the Declaration of Covenants, Conditions and Restrictions of PINEWILD, more particularly described in the description of Parcel 3, above.

APN: 1318-15-111-057

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-15-111-057
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 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: \$0.00 _____

4. If Exemption Claimed
 a. Transfer Tax Exemption, per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Transfer of title between spouses without 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 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 _____ Capacity Grantor
 Signature _____ Capacity GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Ahmed Salem Azzam</u>	Print Name: <u>Natasha Khachaturian Azzam</u>
Address: <u>60 Shearer Drive</u>	Address: <u>60 SHEARER DR.</u>
City: <u>Atherton</u>	City: <u>ATHERTON, N.A.</u>
State: <u>CA</u> Zip: <u>94027</u>	State: <u>CA</u> Zip: <u>94027</u>

COMPANY/PERSON REQUESTING RECORDING
 (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2303252-SLP
 Address: 5441 Kietzke Lane, #100
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)