

DOUGLAS COUNTY, NV

2024-1003949

RPTT:\$17355.00 Rec:\$40.00

\$17,395.00 Pgs=3

01/17/2024 02:39 PM

TICOR TITLE INCLINE VILLAGE - 264 VILLAGE BLVD

SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:

Janie Lee Headrick and Melbourne Doyle Headrick,
Trustees of the Headrick Revocable Trust dated April
27, 2006

PO Box 10725

Zephyr Cove, NV 89448

MAIL TAX STATEMENTS TO:

Janie Lee Headrick and Melbourne Doyle Headrick,
Trustees of the Headrick Revocable Trust dated April
27, 2006

PO Box 10725

Zephyr Cove, NV 89448

Escrow No. 2303252-SLP

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)

APN No.: 1318-15-111-057

R.P.T.T. \$17,355.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Natasha Khachaturian Azzam, a married woman as her
sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Janie Lee Headrick and Melbourne Doyle Headrick, Trustees of
the Headrick Revocable Trust dated April 27, 2006

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.

Signature and notary acknowledgement on page two.

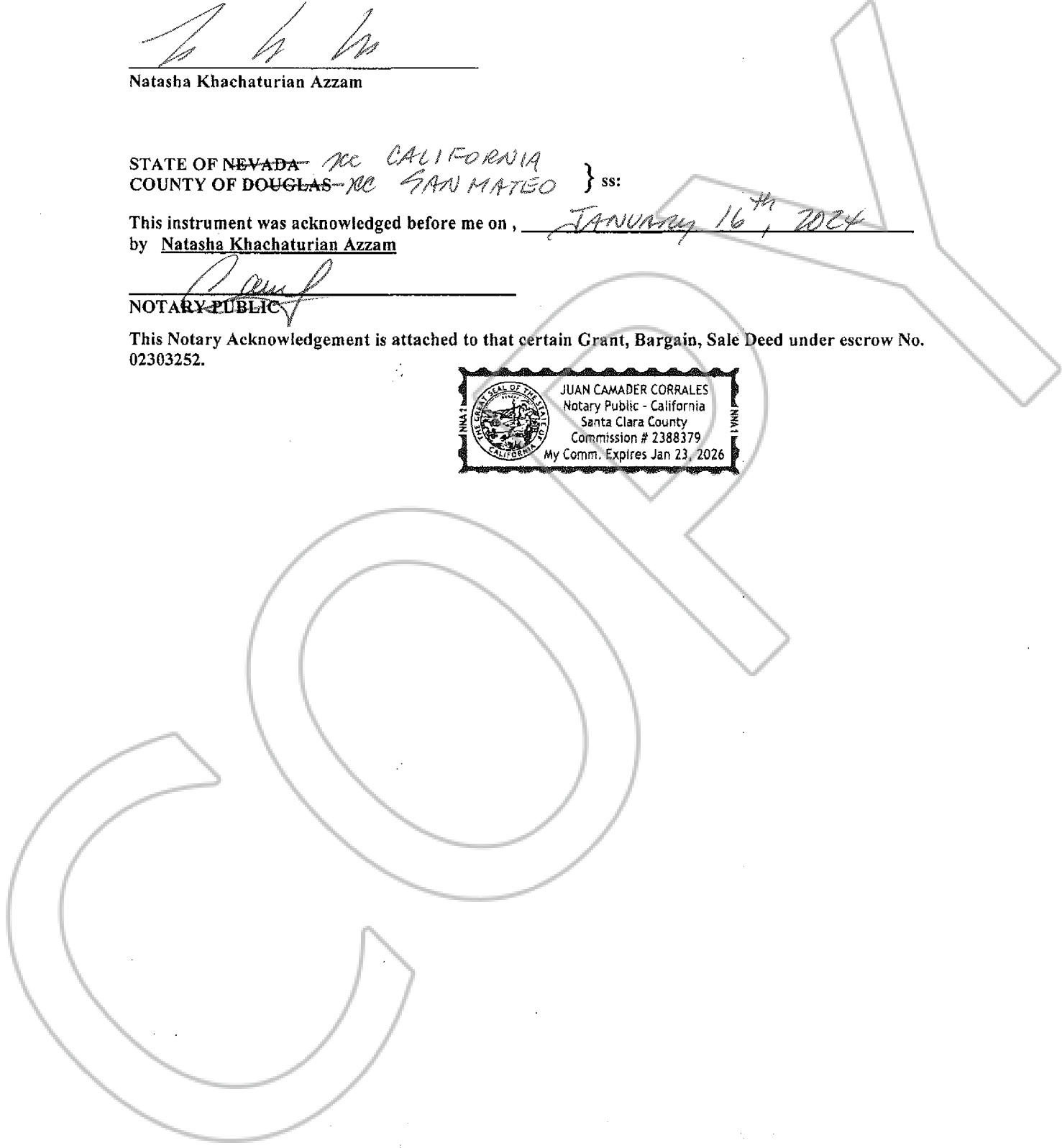
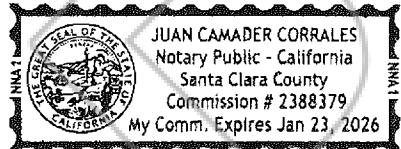
Natasha Khachaturian Azzam
Natasha Khachaturian Azzam

STATE OF ~~NEVADA~~ *NC CALIFORNIA*
COUNTY OF ~~DOUGLAS~~ *SAN MATEO* } ss:

This instrument was acknowledged before me on, *JANUARY 16th, 2024*
by Natasha Khachaturian Azzam

[Signature]
NOTARY PUBLIC

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



**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'l/Ind'l
 g. Agricultural h. Mobile Home
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 4,450,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 4,450,000.00
 d. Real Property Transfer Tax Due: \$ 17,355.00

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 Stacy Adams Capacity Escrow Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Natasha Khachaturian Azzam
 Address: 60 Sheaver Dr.
 City: Atherton
 State: CA Zip: 94027

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Janie Lee Headrick and Melbourne Doyle Headrick, Trustees of the Headrick Revocable Trust dated April 27, 2006
 Address: PO Box 10725
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02303252-030-SLP
 Address: 264 Village Boulevard #101
 City, State, Zip: Incline Village, NV 89451

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED