

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

HILLMAN, LUCAS & CANNING,  
A Professional Corporation  
2420 Martin Road, Suite 300  
Fairfield, California 94534



SHAWNYNE GARREN, RECORDER

E07

**GRANT DEED**

109 Lake Village Drive, Unit B  
Stateline, Nevada  
Douglas County APN: 1318-23-212-024

R&T 11930

Grantor, Amon A. Allahyari hereby grants to Amon Albert Allahyari, Trustee of the Amon Allahyari Trust, dated February 8, 2024, all that certain real property located in the County of Douglas, State of Nevada, described as follows:

Lot 17-B, of LAKE VILLAGE, #2C, according to the Map thereof filed in the County Recorder of Douglas County, Nevada, on March 10<sup>th</sup>, 1972, as Document No. 58124, and as amended by a Certificate of Amendment recorded January 31, 1978, as Document No. 172111.

Dated: February 8, 2024

Amon A. Allahyari

**Mail Tax Statements to:**  
**Amon Allahyari, 109 Lake Village Drive, Unit B, Stateline, NV 89449**

**ACKNOWLEDGMENT**

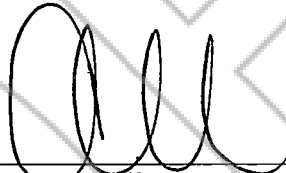
*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

State of California     )  
  )  
County of Solano        )

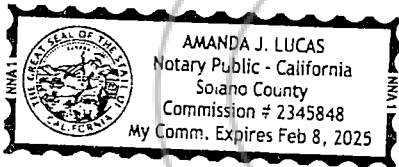
On February 8, 2024, before me, Amanda J. Lucas, notary public, personally appeared Amon A. Allahyari, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



\_\_\_\_\_  
Notary Public



**Mail Tax Statements to:  
Amon Allahyari, 109 Lake Village Drive, Unit B, Stateline, NV 89449**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1318-23-212-024  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |   |  |
|---|--|
| a. <input type="checkbox"/> Vacant Land             | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input checked="" type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg               | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural            | h. <input type="checkbox"/> Mobile Home      |
| <input type="checkbox"/> Other                      |  |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Per Amanda - Trst is w/o consideration - Verified Trust</u>	

- 3.a. Total Value/Sales Price of Property \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfer to grantor's Revocable trust

5. Partial Interest: Percentage being transferred: 100 %  
 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 [Signature] Capacity: \_\_\_\_\_

Signature [Signature] Capacity: Trustee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Amon A. Allahyari  
 Address: 109 Lake Village Dr. Unit B  
 City: Stateline  
 State: NV Zip: 89449

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Amon A. Allahyari, Trustee  
 Address: 109 Lake Village Dr. Unit B  
 City: Stateline  
 State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Matthew W. W. Cas, Esq. Escrow # \_\_\_\_\_  
 Address: 2420 Martin Rd #300  
 City: Parkfield State: CA Zip: 94534