

A.P.N.: 1320-27-001-014
File No: 143-2672385 (et)
R.P.T.T.: \$3,958.50

When Recorded Mail To: Mail Tax Statements To:
David R. Allen and Melody Allen
13416 83rd Ave NW
Gig Harbor, WA 98329

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Scott M. Wahab and Sonjia L. Wahab, trustee(s) or successor trustee(s) of the Wahab Family Trust dated September 16, 2019

do(es) hereby *GRANT, BARGAIN and SELL* to

David R. Allen and Melody Allen, husband and wife as community property with right of survivorship

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

Lot 4 as set forth on the Final Subdivision Map PD #01-018 for GMG DEVELOPMENT, L.L.C., filed for record in the Office of the Douglas County Recorder on January 30, 2002 in Book 102, at Page 8899, as File No. 533512, Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Scott M. Wahab and Sonjia L. Wahab, trustee(s)
or successor trustee(s) of the Wahab Family
Trust dated September 16, 2019

Scott M. Wahab
Scott M. Wahab, Trustee

Sonjia L. Wahab
Sonjia L. Wahab, Trustee

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on March 21, 2024 by
Scott M. Wahab and Sonjia L. Wahab, trustee.

Marsy Linn Harrell
Notary Public
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2672385.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-27-001-014
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$1,015,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$1,015,000.00
- d) Real Property Transfer Tax Due \$3,958.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

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: *Scott M. Wahab*

Capacity: _____

Signature: *Sonja J. Wahab*

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Wahab Family Trust 2019

Print Name: David R. Allen and Melody

Address: 1775 Buckthorn Court

Print Name: Allen

Address: 13416 83rd Ave NW

City: Minden

City: Gig Harbor

State: NV Zip: 89423

State: WA Zip: 98329

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

Print Name: First American Title Insurance

File Number: 143-2672385 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)