

DOUGLAS COUNTY, NV **2024-1009581**  
RPTT:\$2340.00 Rec:\$40.00  
\$2,380.00 Pgs=2 **06/28/2024 03:26 PM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1320-30-511-011
<b>R.P.T.T.</b>	\$2,340.00
<b>File No.:</b>	2238204 AMG
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
James L Lindsey and Christine Ann Hirsch	
800 Sunset Lane	
Soquel, CA 95073	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Sandra Lee Avakian, Sole Trustee of the Dennis N. Avakian and Sandra Lee Avakian Family Trust dated September 27, 2005**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**James L Lindsey, an unmarried man and Christine Ann Hirsch, an unmarried woman, as joint tenants with rights of survivorship**

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

Lot 15 in Block B as set forth on final Map PD 02-04 for LA COSTA AT MONTE VISTA PHASE 1, filed for record with the Douglas County Recorder on April 25, 2005 in Book 0405, at Page 9815, as Document No. 642625, official records of Douglas County, Nevada.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
- 3.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 26, 2024

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

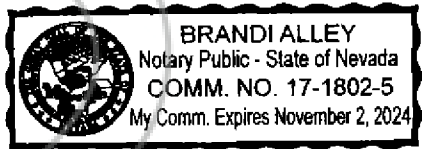
The Dennis N. Avakian and Sandra Lee Avakian  
Family Trust dated September 27, 2005

Sandra Lee Avakian  
Sandra Lee Avakian, Sole Trustee

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 26<sup>th</sup> day of June, 2024  
By: Sandra Lee Avakian as Sole Trustee of Sandra Lee Avakian, Sole Trustee of the Dennis N. Avakian  
and Sandra Lee Avakian Family Trust dated September 27, 2005.

Signature: [Signature]  
Notary Public  
Amy Gutierrez  
My Commission Expires: 11/2/2024



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1320-30-511-011  
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  
 Other \_\_\_\_\_

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

3. a. Total Value/Sales Price of Property                      \$ 600,000.00  
b. Deed in Lieu of Foreclosure Only (value of property)                      ( \_\_\_\_\_ )  
c. Transfer Tax Value:                                              \$ 600,000.00  
d. Real Property Transfer Tax Due                                              \$ 2,340.00

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 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 \_\_\_\_\_ Agent \_\_\_\_\_

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

Print Name: Sandra Lee Avakian, Sole Trustee of the Dennis N. Avakian and Sandra Lee Avakian Family Trust dated September 27, 2005  
Address: 1765 Torina Way  
City: Minden  
State: NV Zip: 89423

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

Print Name: James L Lindsey and Christine Hirsch  
Address: 1765 Torina Way  
City: Minden  
State: NV Zip: 89423

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

Print Name: Stewart Title Company Escrow # 2238204 AMG  
Address: 2310 S. Carson Street, Suite 5A  
City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED