

APN: 1220-28-510-061

**Recording Requested By
And When Recorded Mail To:**

Minden Lawyers, LLC
P.O. Box 2860
Minden, NV 89423

Mail Tax Statements to:

Avkeena Pelifian and Henry Pelifian
608 Bluerock
Gardnerville, NV 89460



SHAWNYNE GARREN, RECORDER

E07

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

The undersigned grantor declares documentary transfer tax is: \$ 0.00

GRANT, BARGAIN, AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Avkeena Pelifian, a widow, and Henry Pelifian, a single man, as joint tenants, with right of survivorship ("Grantor"), does hereby GRANT, BARGAIN, SELL, and CONVEY to Avkeena Pelifian and Henry Simon Pelifian, Trustees of The Avkeena Pelifian and Henry Pelifian Living Trust dated July 17, 2024 all of their right, title and interest in that certain real property located at 608 Bluerock, Gardnerville, Nevada 89460, situate in the County of Douglas, State of Nevada, more particularly described as follows:

ALL THAT CERTAIN LOT, PIECE, PARCEL OF LAND SITUATE, LYING AND BEING WITH THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. AND M., DOUGLAS COUNTY NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 133, AS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO 7, FILED FOR RECORD IN BOOK 374, AT PAGE 676 AS DOCUMENT NO. 72456, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LOT DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY PROPERTY CORNER COMMON TO AFORESAID

LOTS 133 AND 134 WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE PROPERTY LINE COMMON TO SAID LOTS AS SHOWN ON THE AFORESAID MAP SOUTH 73°44'02" WEST A DISTANCE OF 153.84 FEET TO THE WESTERLY PROPERTY CORNER COMMON TO SAID LOTS; THENCE ALONG THE WESTLY LINE OF SAID LOT 133 NORTH 09°24'16" WEST A DISTANCE OF 14.00 FEET; THEN LEAVING SAID LINE NORTH 78°57'12" EAST A DISTANCE OF 152.80 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF LOT 132, AS SHOWN ON THE AFORESAID MAP DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY PROPERTY CORNER COMMON TO LOTS 132 AND 133 WHICH POINT IS THE TRUE POINT IS THE TRUE POINT OF BEGINNING, THENCE ALONG THE PROPERTY LINE COMMON TO SAID LOTS AS SHOWN ON THE AFORESAID MAP SOUTH 67°12'00" WEST A DISTANCE OF 137.23 FEET TO THE WESTERLY PROPERTY CORNER COMMON TO SAID LOTS; THENCE ALONG THE WESTERLY LINE OF SAID LOT 132 NORTH 09°24'16" WEST A DISTANCE OF 14.00 FEET; THENCE LEAVING SAID LINE NORTH 73°00'14" EAST A DISTANCE OF 134.67 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 01, 1994, IN BOOK 0394, PAGE 0166, AS INSTRUMENT NO. 331302.

Subject to

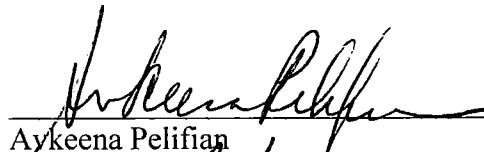
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, restrictions, Reservations, Rights, rights of Way and Easements now of record.

FURTHER 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.

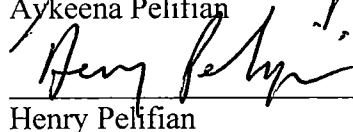
Pursuant to NRS §111.312, this legal description was previously recorded on August 19, 2014 in the Official Records of Douglas County as Document No. 848094.

DATED this 17th day of July 2024.

By:


Aykeena Pelifian

By:


Henry Pelifian

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

On the 17th day of July 2024, before me, a Notary Public personally appeared Avkeena Pelifian and Henry Pelifian, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons or entities upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-28-510-061
 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: <u>Verified Trust - A</u>	

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 # 7
 b. Explain Reason for Exemption: A transfer to a trust without consideration when a
certificiate of trust is presented at the time of transfer.

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 [Signature] Capacity Individual

Signature [Signature] Capacity Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Avkeena Pelifian & Henry Pelifian
 Address: 608 Bluerock
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Avkeena Pelifian & Henry Simon Pelifian, Trustees
 Address: 608 Bluerock
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Minden Lawyers LLC Escrow # _____
 Address: 990 Ironwood Dr.
 City: Minden State: NV Zip: 89423

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