

Assessor's Parcel Number:
1319-0-644-112

Prepared By:
Shirin Mozayeny



SHAWNYNE GARREN, RECORDER

E05

After Recording Return To:
Meenoo Mozayeny
785 S Rockvale Ln
Anaheim Hills, California 92808

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On 07/16/2024 THE GRANTOR(S),

Shirin Mozayeny ("Grantor"), a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Meenoo Ida Mozayeny ("Grantee") and Massoud Mehdizadeh, a married couple, residing at 785 S Rockvale Ln, Anaheim Hills, Orange County, California 92808

the following described real estate, situated in Stateline, in the County of Douglas, State of Nevada

The legal description is: See attached *Exhibit A*

Description was obtained from the Douglas County Recorder's Office.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Intra-familial deed transfer (Mother to daughter)

Mail Tax Statements To:
Meenoo Mozayeny
785 S Rockvale Ln
Anaheim Hills, California 92808

[SIGNATURE PAGE FOLLOWS]



Grantor Signatures:

DATED: 07/16/2024

Shirin Mozayeny

Shirin Mozayeny

1540 Sierra Vista Dr.

LA HABRA, California, 90631

COPY

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 LOS ANGELES

On July 16, 2024 before me, Amanda Coria (Notary Public), personally appeared Shirin Mozayeny, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) 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.

[Signature]
Signature of Notary Public

(Notary Seal)

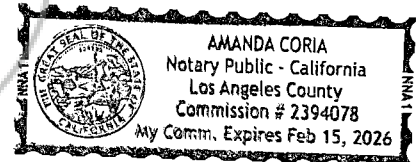


EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

Time share Condominium, Unit 201 (one Week-Prime)
in Plaza Building - Ridge Tahoe, N.V.
located in Douglas Co., N.Y. Condominium File #182057.
Purchased from Harich Tahoe Developments
in general Partnership dba The Ridge Tahoe.
Purchased on August 31, 1989.

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1319-0-644-112
 - 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 Time Share

FOR RECORDERS OPTIONAL USE ONLY	
BOOK	PAGE
DATE OF RECORDING:	<u>7/25/24</u>
NOTES:	<u>SPOKE TO SHIRIN - EXEMPT #5</u>

- 3. Total Value/Sales Price of Property: \$ 1.00
- Deed in Lieu of Foreclosure Only (value of property) _____
- Transfer Tax Value: _____
- Real Property Transfer Tax Due: _____

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # _____
 - b. Explain Reason for Exemption: Inter family transfer from Mother (Shirin MOZAYENY) to Daughter (Meenoo MOZAYENY)

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 Shirin Mozayeny Capacity Grantor

Signature Meenoo Mozayeny Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: SHIRIN MOZAYENY
 Address: 1540 SIERRA VISTA DR.
 City: LA HABRA
 State: CA Zip: 90631

Print Name: Meenoo Mozayeny
 Address: 785 S. Rockvale Ln
 City: Anaheim Hills
 State: CA Zip: 92080

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Shirin MOZAYENY Escrow # _____
 Address: 1540 Sierra Vista Dr.
 City: LA HABRA State: CA Zip: 90631

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