

Requested By
NORTHERN NEVADA TITLE

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 4 Fee: \$17.00

Recorded By: DLW RPTT: \$585.00

A.P.N. 6-052-04, 05 & 06
Escrow No.: LY-1041025-CE
303769-TO

RECORDING REQUESTED BY:

Northern Nevada Title Company

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO:

Reza Zandian

8775 Costa Verde Blvd. #1416
San Diego, CA 92122



THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 585.00, computed on full value of property conveyed.

GRANT, BARGAIN, SALE DEED

That **Julian C. Smith Jr., LTD, Defined Pension Trust and Julian C. Smith, Jr. and Joanna Smith, Husband and Wife as Joint Tenants and Smith and Harmer, LTD., Profit Sharing Plan** in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Reza Zandian, a Married Man as his Sole and Separate Property** all that real property in the County of Lyon, State of Nevada, bounded and described as follows:

Exact and Complete Legal Description is Attached hereto and made a part hereof.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: January 31, 2005



Julian C. Smith Jr., LTD, Defined Pension Trust

By: Julian C. Smith Jr.
Julian C. Smith, Jr., Trustee

Julian C. Smith Jr.
Julian C. Smith, Jr.

Joanna Smith
Joanna Smith

Smith and Harner, LTD., Profit Sharing Plan

By: Julian C. Smith Jr.
Julian C. Smith, Its Authorized Agent

STATE OF NEVADA)

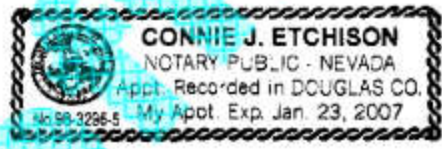
COUNTY OF CAISON CITY)

On 2-2-05 personally appeared before me, a Notary Public

JULIAN C. SMITH JR. AND JOANNA SMITH

who acknowledged that they executed the above instrument.

Signature Connie J. Etchison
(Notary Public)



UNOFFICIAL COPY



EXHIBIT "A"

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

PARCEL 1:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M. D. B. &M., Lyon County, Nevada and more particularly described as follows:

Commencing at a 5/8" rebar marking the North ¼ corner of said Section 23; thence South 14° 56' 21" East, a distance of 2,668.37 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13° 53' 54" West, a distance of 63.33 feet; thence South 76° 01' 06" West, a distance of 150.00 feet; thence South 13° 58' 54" East, a distance of 63.33 feet; thence North 76° 01' 06" East, a distance of 150.00 feet to the true point of beginning.

Said property further described as Lot 4 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded as Official Record No. 90448, Lyon County Nevada Records.

PARCEL 2:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M. D. B. &M., Lyon County, Nevada, and more particularly described as follows:

Commencing at a 5/8" rebar marking the North ¼ corner of said Section 23; thence South 14° 55' 02" East, a distance of 2,731.69 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13° 58' 54" West, a distance of 63.33 feet; thence South 76° 01' 06" West, a distance of 150.00 feet; thence South 13° 58' 54" East, a distance of 63.33 feet; thence North 76° 01' 06" East, a distance of 150.00 feet to the true point of beginning.

The basis of bearing is the North line of the Northwest Quarter of said Section 23, which bears West as per record.

Said property further described as Lot 5 of that certain Record of Survey and Boundary Adjustment of Block 6 of Dayton, recorded in the Official Records of Lyon County, Nevada as Document No. 90448.

Continued...



Exhibit "A"

PARCEL 3:

A parcel of land located within Section 23, Township 16 North, Range 21 East, M. D. B. & M., Lyon County, Nevada and more particularly described as follows:

Commencing at a 5/8" rebar marking the North 1/4 corner of said Section 23; thence South 14° 53' 45" East, a distance of 2,795.02 feet to the Southeast corner of the parcel being the true point of beginning; thence North 13° 58' 54" West, a distance of 63.34 feet; thence South 76° 01' 06" West, a distance of 150.00 feet; thence South 13° 53' 54" East, a distance of 63.34 feet; thence North 76° 01' 06" East, a distance of 150.00 feet to the true point of beginning.

The basis of bearing in the North line of the Northwest Quarter of said Section 23, which bears West as per record.

Said property further described as Lot 6 of that certain Record of Survey and Boundary Adjustment for Block 6 of Dayton, recorded in the Official Records of Lyon, County, Nevada as Document No. 90448.

Note: Legal description previously contained in document recorded February 25, 1987 as Document No. 105663 and document recorded December 21, 1989 as Document No. 129843.

DA 264

Requested By
NORTHERN NEVADA TITLE

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 6-052-04, 05 & 06
- b) _____
- c) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo / Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

3. Total Value/Sale Price of Property:

\$150,000.00

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value \$150,000.00

Real Property Transfer Tax Due: \$ 585.00

3. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

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 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 _____ Capacity Grantee

Signature Julian C. Smith, Jr. Capacity Grantor

SELLER (GRANTOR) INFORMATION

Print Name: Julian C. Smith, Jr.

Address: 502 N. Division St.

City: Carson City

State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION

Print Name: Reza Zandian

Address: 8775 Costa Verde Blvd.#1416

City: San Diego

State: CA Zip: 92122

COMPANY/PERSON REQUESTING RECORDING

Co. Name: Northern Nevada Title Company

Address: 512 N. Division Street

City: Carson City State: NV Zip: 89703-4103

Esc. # LY-1041025-CE

FOR RECOR

Document/In: _____

Book: _____

Date of Reco: _____

Notes: _____

Lyon County - NV
Mary C. Milligan - Recorder

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