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20050420-0000563

Fee: \$16.00 RPTT: \$204.00
N/C Fee: \$0.00

04/20/2005 09:03:41
T20050071150

Requestor:
EQUITY TITLE OF NEVADA

Frances Deane KGP
Clark County Recorder Pgs: 3

**RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA
AND WHEN RECORDED MAIL TO:**

Reza Zandian
8775 Costa Verde Ste 1416
San Diego, CA 92122

**AND WHEN RECORDED MAIL
TAX STATEMENTS TO:
SAME AS ABOVE**

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APN NO. 071-02-000-013
Affix RPTT: \$204.00
ESCROW NO.: 05480075

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Lois R. Adams, surviving joint tenant:

in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Reza Zandian, a *married man*

all that real property situated in the County of Clark, State of Nevada, described as follows:

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 2, Township 16 South, Range 68 East, M.D.M.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLERS:

Lois R Adams
Lois R. Adams

ARIZONA
STATE OF NEVADA
COUNTY OF CLARK MARICOPA } SS:
On MARCH 12 2005

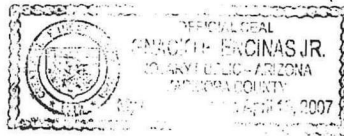
Personally appeared before me, a Notary Public
LOIS R ADAMS

who acknowledged that he/she/they executed the above instrument.

Ignacio F Encinas Jr
Notary Public Ignacio F. Encinas, Jr.

My commission expires: 4-15-2007

Ignacio F. Encina Jr.
exp Apr 15, 2007



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 071-02-000-013

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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes:

3. Total Value/Sales Price of Property

\$40,000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$40,000.00

Real Property Transfer Tax Due

\$204.00

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 _____ Capacity grantor

Signature _____ Capacity _____

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

Print Name: Lois R Adams

Address: 22102 W Hilton Ave

City: Burke

State: AZ Zip: 95326

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

Print Name: Reza Zardan

Address: 8775 Costa Verde #1416

City: San Diego

State: CA Zip: 92122

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

Print Name: Equity Title Of Nevada Escrow #: 05480075

Address: 742 W. Pioneer Blvd. Suite D.

City: Mesquite State: NV Zip: 89027

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

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