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07/09/2009 02:57 PM Deputy: SD
OFFICIAL RECORD
Requested By:
GAGEN, MCCOY, MCMAHON ETC

Assessor's Parcel Number: 1418-03-401-002

Recording Requested By:
Name: ROBERT M. FANUCCI, ESQ.
Address: 1030 MAIN STREET, SUITE 212
City/State/Zip: ST. HELENA, CA 94574

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0709 PG- 1872 RPTT: # 7



Mail Tax Statements to: KOZO AND NIEVES SATO
Name: _____
Address: P. O. BOX 386
City/State/Zip: GLENBROOK, NV 89413

Please complete Affirmation Statement below:

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that this document submitted for Recording contains the social security number of a person or persons as required by law: _____ (state specific law)

Julie Capito
Signature (Print name under signature)
JULIE CAPITO

LEGAL ASSISTANT, GAGEN MCCOY
Title

GRANT, BARGAIN AND SALE DEED

(Title of Document)

If legal description is a metes & bounds description furnish the following information:

Legal description obtained from: _____ (Document Title), Book: _____ Page: _____
Document # _____ recorded _____ (Date) in the Douglas County Recorders Office.

-OR-

If Surveyor, please provide name and address:

This page added to provide additional information required by NRS 111.312 Sections 1-4.
(Additional recording fees apply)

File No: 83-31074
A.P.N.: 1418-03-401-002

When Recorded, Mail Tax Statement To:

ROBERT M. FANUCCI, ESQ.
GAGEN MCCOY
1030 MAIN STREET, SUITE 212
ST. HELENA, CA 94574
707/963-0909

R.P.T.T.: \$ Exempt 07

RE: 2228 Lands End Drive, Glenbrook, NV

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

KOZO SATO AND NIEVES SATO, Trustees or Successor Trustees under the SATO LIVING TRUST U/A/D/ 04-02-92,

do hereby GRANT, BARGAIN, and SELL to

KOZO SATO, a married man as his sole and separate property as to an undivided fifty percent (50%) tenancy-in-common interest; and to NIEVES SATO, a married woman as her sole and separate property as to an undivided fifty percent (50%) tenancy-in-common interest,

the real property situate in the County of Douglas, State of Nevada, described as follows:

(See Exhibit "A" attached hereto and made a part hereof)

Subject to:

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

TOGETHER with all tenements, herditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: June 18, 2009



KOZO SATO, Trustee



NIEVES SATO, Trustee

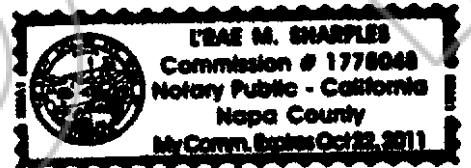
STATE OF CALIFORNIA

COUNTY OF NAPA

On June 18, 2009, before me, L'Rae M. Sharples, a Notary Public, personally appeared KOZO SATO and NIEVES SATO, who 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 capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed this 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 L'Rae M. Sharples

L'Rae M. Sharples, Notary Public, Napa County, California
Commission No. 1775048; My Comm. Expires October 22, 2011
Telephone No. 707-963-0909

(Seal)

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. & M. MARKED ON THE GROUND BY A TWO INCH PIPE IN A MOUND OF STONE; THENCE SOUTH 89° 21' EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 3, A DISTANCE OF 1,312.03 FEET TO A TWO INCH PIPE AT THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO W. J. HARRIS RECORDED IN BOOK U, PAGE 89 DEED OF RECORDS; THENCE SOUTH 0° 39' EAST ALONG THE EASTERN LINE OF HARRIS PARCEL 1109.03 FEET; THENCE SOUTH 75° 08' 50" WEST, 273.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 36° 16' 40" WEST, 211.95 FEET; THENCE SOUTH 20° 49' 40" WEST, 28.11 FEET; THENCE SOUTH 503.72 FEET TO A MEANDER LINE OF LAKE TAHOE; THENCE NORTH 67° 50' EAST ALONG SAID MEANDER LINE OF LAKE TAHOE 146.22 FEET TO LINE DRAWN SOUTH FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 645.70 FEET TO THE TRUE POINT OF BEGINNING SITUATE IN LOT 3 OF SAID SECTION.

EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING SOUTHERLY OF THE NORTH RIGHT OF WAY LINE FOR LANDS END DRIVE IS DESCRIBED IN THE FINDING OF FACT, CONCLUSION OF LAW, AND JUDGMENT QUIETING TITLE TO RIGHT OF WAY RECORDED DECEMBER 22, 1993 IN BOOK 1293 PAGE 5041 AS DOCUMENT NO. 325772.

PARCEL 2

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY 50 FEET WIDE, FOR ROADWAY PURPOSE, APPURTENANT TO PARCEL 1 HEREIN ABOVE DESCRIBED, SAID EASEMENT AND RIGHT OF WAY DESCRIBED, SAID EASEMENT AND RIGHT OF WAY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 18 EAST M. D. B. & M., MARKED ON THE GROUND BY A TWO INCH PIPE IN A MOUND OF STONE; THENCE SOUTH 89° 21' EAST ALONG THE EAST-WEST CENTER LINE OF SAID SECTION A DISTANCE OF 1312.03 FEET TO A TWO INCH PIPE AT THE NORTHEAST CORNER OF PARCEL OF LAND DESCRIBED IN DEED TO W. J. HARRIS, RECORDED IN BOOK U, PAGE 89, DEED RECORDS; THENCE SOUTH 0° 39' EAST, ALONG THE EASTERN LINE OF HARRIS PARCEL 1432.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 73° 07' WEST, 180.83 FEET; THENCE SOUTH 79° 10' 30" WEST, 298.21 FEET; THENCE SOUTH 71° 47' 50" WEST 74.30 FEET; THENCE SOUTH 65° 54' 30" EAST, 70.68 FEET; THENCE NORTH 79° 10' 30" EAST 316.59 FEET; THENCE NORTH 73° 07' EAST 168.91 FEET TO THE EASTERN LINE OF SAID HARRIS PARCEL; THENCE NORTH 0° 39" WEST ALONG THE LAST MENTIONED LINE, 52.08 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3

THE NON-EXCLUSIVE RIGHT TO USE THE EASEMENTS AND RIGHTS OF WAY FOR ROADWAY PURPOSES CONVEYED TO W. J. HARRIS, IN DEED RECORDED IN BOOK U, PAGE 67, DEED RECORDS, DOUGLAS COUNTY, NEVADA.

PER URS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED ON MARCH 19, 2003, IN BOOK 0303, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA AT PAGE 8538 AS DOCUMENT NO. 570454.

APN: 1418-03-401-002