

OFFICIAL RECORD

Requested By:

GAGEN, MCCOY, MCMAHON ETC

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

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0709 PG- 6688 RPTT: # 7



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

does hereby GRANT, BARGAIN, and SELL to

KOZO SATO, as Trustee of the KOZO SATO 2009 TEN-YEAR QUALIFIED PERSONAL RESIDENCE TRUST, an undivided twenty-five percent (25%) tenancy-in-common interest; and to KOZO SATO, as Trustee of the KOZO SATO 2009 FIFTEEN-YEAR QUALIFIED PERSONAL RESIDENCE TRUST, an undivided twenty-five percent (25%) 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

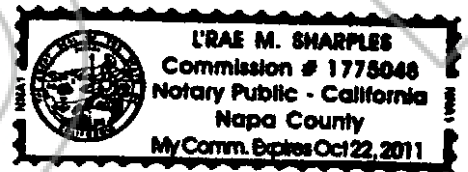
STATE OF CALIFORNIA

COUNTY OF NAPA

On June 18, 2009, before me, L'Rae M. Sharples, a Notary Public, personally appeared KOZO SATO, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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