

A.P. No. 1320-30-211-016
Escrow No. 143-2486184-SC/VT
R.P.T.T. \$1,049.10

WHEN RECORDED RETURN TO:

Togashi Trust created on May 4, 2010
1555 Oakhurst Avenue
Los Altos, CA 94024

MAIL TAX STATEMENTS TO:

1555 Oakhurst Avenue
Los Altos, CA 94024

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ralph Miller and Dianne Miller, Trustees of The Miller Family Trust dated March 6, 2007

do(es) hereby *GRANT, BARGAIN and SELL* to

Joanne Montagne, as Co-Trustee of the Togashi Trust created on May 4, 2010

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

LOT 23 IN BLOCK E AS SHOWN ON THE OFFICIAL MAP OF WESTWOOD VILLAGE UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 5, 1979, IN BOOK 1079, PAGE 440, DOCUMENT NO. 37417 AND CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, IN BOOK 780, PAGE 783 AS DOCUMENT NO. 46166 AND RECORDED JANUARY 31, 1991, IN BOOK 191, PAGE 3820 AS DOCUMENT NO. 243938 OF OFFICIAL RECORDS.

Subject to:

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

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

Date: 06/03/2015

Ralph Miller and Dianne Miller, Trustees of
The Miller Family Trust dated March 6, 2007

Ralph Miller Trustee
Ralph Miller, Trustee

Dianne Miller Trustee
Dianne Miller, Trustee

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF)
DOUGLAS

This instrument was acknowledged before me on 6/5/15

_____ by
Ralph Miller and Dianne Miller

Suzanne Cheechov
Notary Public
(My commission expires: 5/12/2019)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
06/03/2015 under Escrow No. 143-2486184



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-30-211-016
- 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 _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$269,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$269,000.00
- d) Real Property Transfer Tax Due \$1,049.10

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: [Signature]

Capacity: Eggs

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

The Miller Family Trust dated
Print Name: March 6, 2007
Address: PO Box 485
City: Tahoe City
State: CA Zip: 96145

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Togashi Trust created on
Print Name: May 4, 2010
Address: 1555 Oakhurst Avenue
City: Los Altos
State: CA Zip: 94024

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

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2486184 SC/SC
State: NV Zip: 89423

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