

APN# 1320-29-211-008

Recording Requested by:

Name: Matthew E. Osa
Address: 2881 SAGE RIDGE DR
City/State/Zip: RENO, NV 89509



KAREN ELLISON, RECORDER

E05

When Recorded Mail to:

Name: _____
Address: _____
City/State/Zip: _____

(for Recorder's use only)

Mail Tax Statement to:

Name: same as above
Address: _____
City/State/Zip: _____

Grant, Bargain, Sale Deed
(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law: _____

(State specific law)

Matthew Elias Osa

Owner

Signature

Title

MATTHEW ELIAS OSA
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

RPTT:
APN: 1320-29-211-008

MAIL RECORDED DOCUMENT TO :
Matthew E. Osa
2881 Sage Ridge Drive
Reno, Nevada 89509

MAIL TAX STATEMENT TO:
Matthew E. Osa
2881 Sage Ridge Drive
Reno, Nevada 89509

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MATTHEW E. OSA**, Trustee of the Basic Living Trust For One Person dated February 1, 2007,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to **MATTHEW E. OSA AND JUDITH B. MATHEWS**, as joint tenants with right of survivorship,

All that real property situated in the County of Douglas, State of Nevada, described as follows:

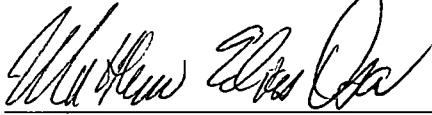
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

///
///
///
///
///
///
///

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.


Dated this 2nd day of May, 2016.



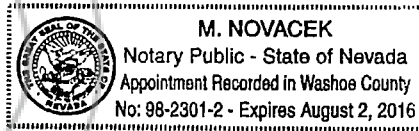
MATTHEW E. OSA

STATE OF NEVADA)
) SS.
WASHOE COUNTY)

On this 2nd day of May, 2016, before the undersigned, a Notary Public, personally appeared MATTHEW E. OSA, personally known to me, or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to this instrument, and acknowledged that he executed it.



Notary Public



ac/mydocs/wills/willclients/osa/deed upon death

EXHIBIT "A"

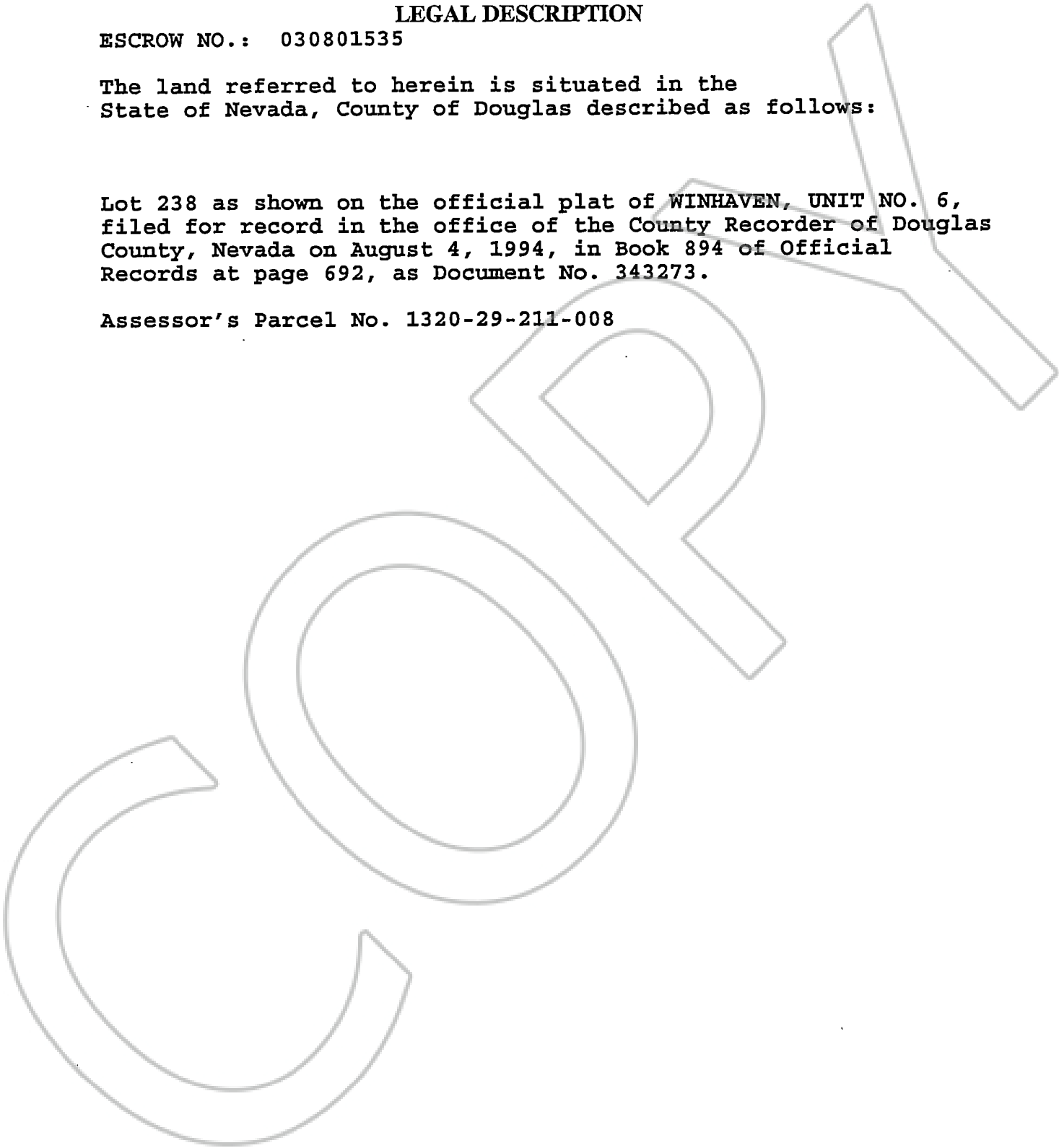
LEGAL DESCRIPTION

ESCROW NO.: 030801535

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

Lot 238 as shown on the official plat of WINHAVEN, UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, Nevada on August 4, 1994, in Book 894 of Official Records at page 692, as Document No. 343273.

Assessor's Parcel No. 1320-29-211-008



**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

1. Assessor Parcel Number (s)
 a) 1320-29-211-008
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property: \$ 300,814.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: # 5
 b. Explain Reason for Exemption: Adding wife to title

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 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 Matthew Elias Osa Capacity Grantor/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: MATTHEW ELIAS OSA
 Address: 2881 SAGE RIDGE DR
 City: Reno
 State: NV Zip: 89509

(REQUIRED)
 Print Name: MATTHEW ELIAS OSA
 Address: 2881 SAGE RIDGE DR
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____