

A.P.N.: 1420-07-112-012
File No: 143-2507275 (SC)
R.P.T.T.: \$-0-^{*}5

When Recorded Mail To: Mail Tax Statements To:

Janet Yamaoka
1925 De La Pena Ave.
Santa Clara, CA. 95050

GRANT, BARGAIN and SALE DEED

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

Clifford Matsuo Yamaoka, spouse of grantee herein

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

Janet Yamaoka, a married woman as her sole and separate property

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

LOT K12, IN BLOCK K, AS SHOWN ON THE MAP OF VALLEY VISTA ESTATES, PHASE 2, MAP # 1007-3, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 29, 1997, IN BOOK 897, PAGE 6072, AS DOCUMENT NO. 420670.

Subject to

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO .

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: 07/19/2016

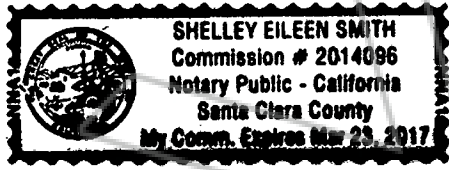
Clifford Matsuo Yamaoka
Clifford Matsuo Yamaoka

STATE OF CA)
COUNTY OF SANTA CLARA) :SS.

This instrument was acknowledged before me on
7-23-2016 by
Clifford Matsuo Yamaoka

Shelley Eileen Smith

Notary Public
(My commission expires: 3-23-2017)



COPIES

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-07-112-012
- 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: \$-0-
- b) Deed in Lieu of Foreclosure Only (value of (\$-0-))
- c) Transfer Tax Value: \$-0-
- d) Real Property Transfer Tax Due \$-0-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #5
- b. Explain reason for exemption: from spouse to spouse without consideration

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: *Alchechu*

Capacity: *Eoffua*

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Clifford Matsuo Yamaoka

Print Name: Janet Yamaoka

Address: 1925 De La Pena Ave

Address: 1925 De La Pena

City: Santa Clara

City: Santa Clara

State: CA Zip: 95050

State: CA Zip: 95050

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

First American Title Insurance

Print Name: Company

File Number: 143-2507275 SC/SC

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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