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\_\_\_\_\_  
Lauren Gregorek

**APN: 1121-26-000-007**

**RECORDING REQUESTED BY:**

Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**AFTER RECORDING MAIL TO:**

Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**MAIL TAX STATEMENT TO GRANTEE:**

YOSHIKO K. OSWALD and ROBERT FOX, Trustees  
YOSHIKO K. OSWALD TRUST  
PO Box 1066  
Zephyr Cove, NV 89448

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT,

YOSHIKO K. OSWALD, Trustee, or her successors in trust,  
of the Robert A. Oswald, Sr. and Yoshiko K. Oswald Declaration of Trust  
dated March 19, 1992,

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

YOSHIKO K. OSWALD and ROBERT FOX, Trustees  
of the YOSHIKO K. OSWALD TRUST dated August 22, 2005,  
and any amendments thereto.

ALL her interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

- Subject To: 1. Taxes for the Current fiscal year, paid current  
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

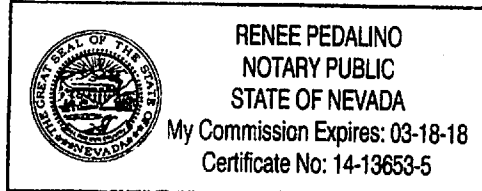
WITNESS our hands, this 3 day of March, 2017.

Y. K. Oswald  
YOSHIKO K. OSWALD, Trustee

STATE OF NEVADA )  
COUNTY OF Douglas )ss:

This instrument was acknowledged before me, this 3 day of March, 2017, by YOSHIKO K. OSWALD.

Renee Pedalino  
Notary Public



## **EXHIBIT "A"**

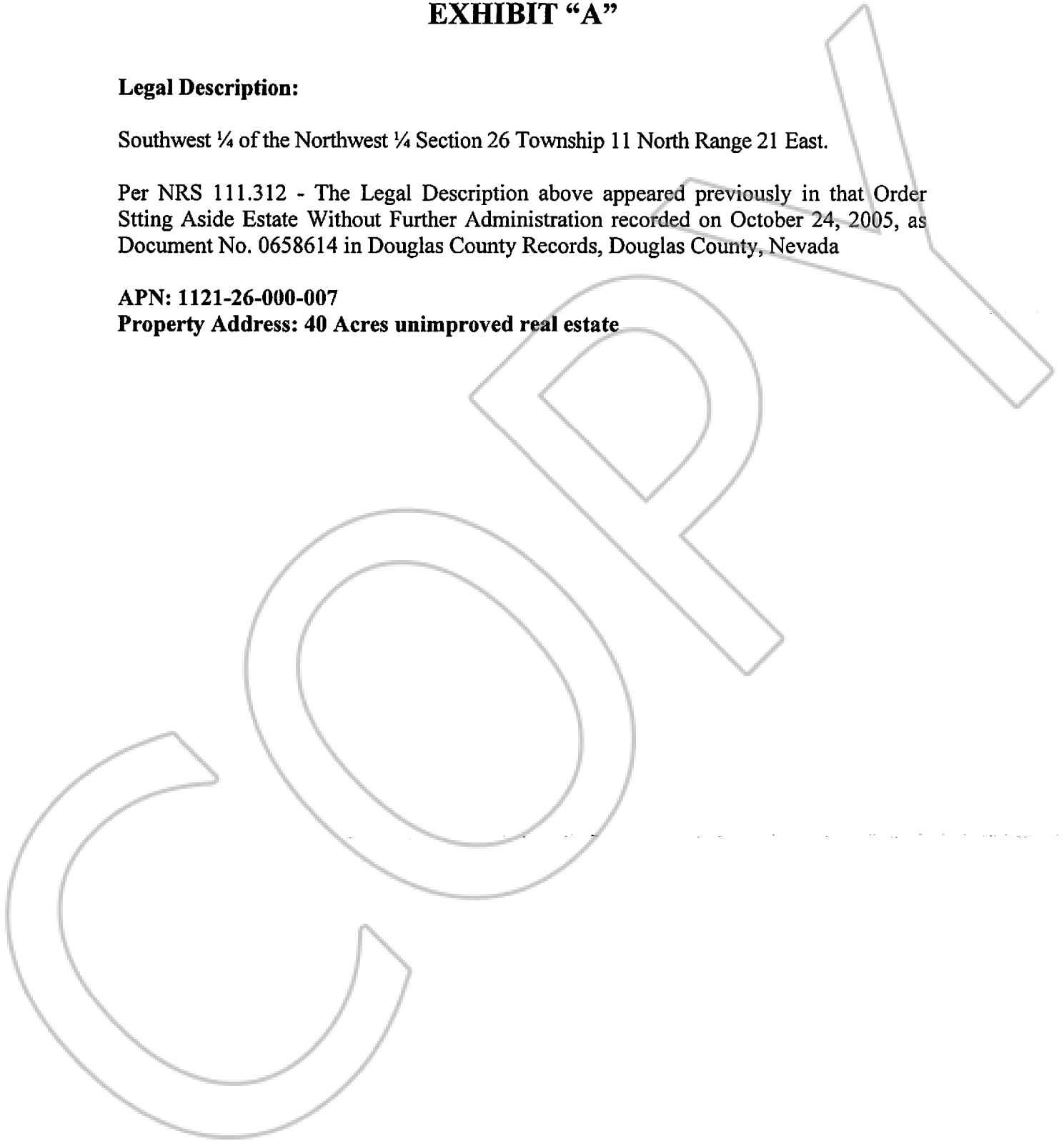
### **Legal Description:**

Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  Section 26 Township 11 North Range 21 East.

Per NRS 111.312 - The Legal Description above appeared previously in that Order Stting Aside Estate Without Further Administration recorded on October 24, 2005, as Document No. 0658614 in Douglas County Records, Douglas County, Nevada

**APN: 1121-26-000-007**

**Property Address: 40 Acres unimproved real estate**



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1121-26-000-007  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust ok kle</u>	

3. Total Value/Sales Price of Property: \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 0.00  
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: A transfer to/from a trust, made without consideration.

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 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 Yoshiko Oswald Capacity Grantee/Trustee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Yoshiko K. Oswald, Trustee, Robert A. Oswald  
 Print Name: Sr., & Yoshiko K. Oswald Declaration of Trust  
 Address: PO Box 1066  
 City: Zephyr Cove  
 State: NV Zip: 89448

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Yoshiko K. Oswald and Robert Fox, Trustees  
 Print Name: Yoshiko K. Oswald Trust  
 Address: PO Box 1066  
 City: Zephyr Cove  
 State: NV Zip: 89448

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # \_\_\_\_\_  
 Address: 500 Damonte Ranch Pkwy, Suite 860  
 City: Reno State: NV Zip: 89521

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