

DOUGLAS COUNTY, NV  
RPTT:\$2632.50 Rec:\$17.00  
\$2,649.50 Pgs=4  
TICOR TITLE - RENO (COMMERCIAL)  
KAREN ELLISON, RECORDER

**2017-902958**

**08/21/2017 12:59 PM**

WHEN RECORDED MAIL TO:  
Ronald James Gibson  
**951 Dresslerville Road**  
**Gardnerville, NV 89460**

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1703676-CD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1320-33-401-043

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

Masaki Yamada who acquired title as Yamada Masaki and Rachaneekorn Yamada, husband and wife and Nellie Jones, a married woman as her sole and separate

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Ronald James Gibson, a married man as his sole and separate property

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

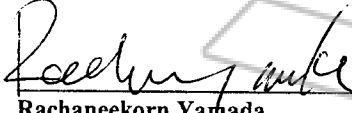
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

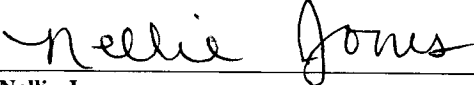
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This space has been left intentionally blank  
Signature and notary acknowledgement is attached hereto

Signature and notary acknowledgement is affixed to that certain Grant Bargain Sale Deed  
Under Escrow No. 01703676-CD

  
Masaki Yamada

  
Rachaneekorn Yamada

  
Nellie Jones

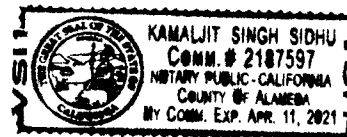
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA       ss:  
COUNTY OF Alameda

On Aug 17, 2017 before me, Kamaljit Singh Sidhu, Notary Public personally appeared Masaki Yamada and Rachaneekorn Yamada who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the 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 Kamaljit Singh Sidhu (Seal)  
KAMALJIT SINGH SIDHU



Notary acknowledgement is affixed to that certain Grant Bargain Sale Deed under Escrow NO. 01703676-CD

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Alameda

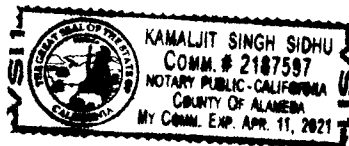
□ ss:

On Aug 17, 2017 before me, Kamaljit Singh Sidhu, Notary Public personally appeared Wellie Jones who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the 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 Kamaljit Singh Sidhu (Seal)  
KAMALJIT SINGH SIDHU



**EXHIBIT A  
LEGAL DESCRIPTION**

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

A parcel of land located in the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M. D. B. & M., Douglas County, more particularly described as follows:

Commencing at the found Southeast corner of said Section 33, proceed South  $89^{\circ}51'10''$  West, 3,972.70 feet to the found 1/16 Section corner at the Southeast corner of the said Southwest 1/4 of the Southwest 1/4 of Section 33; Thence North  $72^{\circ}38'38''$  West, 49.88 feet to a point at the intersection of the North right-of-way line of Douglas Avenue, and a line parallel to and 30 feet Southwesterly of the centerline of Main Street (U.S. Highway 395); Thence North  $44^{\circ}54'$  West, 324.00 feet along said parallel line, to a point; Thence at right angles Southwesterly, 9.00 feet, to the Northernmost corner of the Ritchford Hotel property, which is the TRUE POINT OF BEGINNING;

Proceed thence South  $44^{\circ}54'$  East, 194.00 feet along the Southerly right-of-way line of Main Street, which is 39 feet Southwesterly of and parallel to the centerline of Main Street, as established by the Nevada State Highway Department, to a point;

Thence South  $45^{\circ}59'21''$  West, 72.25 feet, to a point;

Thence South  $45^{\circ}13'05''$  East, 51.00 feet to a point on the Northerly right-of-way line of Douglas Avenue;

Thence along said Northerly right-of-way line, South  $89^{\circ}51'10''$  West, 181.00 feet to a point;

Thence North  $45^{\circ}06'$  East, 28.50 feet to a point;

Thence North  $44^{\circ}54'$  West, 115.00 feet to a point;

Thence North  $44^{\circ}37'07''$  East, 172.00 feet, to the POINT OF BEGINNING.

Said parcel is also shown on the Record of Survey for Ritchford Hotel Property, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 8, 1980, in Book 580, Page 537, as Document No. 44360, Official Records.

APN: 1320-33-401-043

STATE OF NEVADA  
DECLARATION OF VALUE FORM

- a) 1320-33-401-043
- 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 \_\_\_\_\_

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$675,000.00  
Transfer Tax Value \$  
Real Property Transfer Tax Due: ~~\$2,767.50~~ 2,632.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

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 \_\_\_\_\_ Capacity GRANTOR

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

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Masaki Yamada and Rachaneekorn Yamada, et al

Print Name: Ronald James Gibson

Address: 44991 Naragansett Court  
Fremont, CA 94539

Address: 951 Dresslerville Road  
Gardnerville, NV 89460

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc.  
Address: 5441 Kietzke Lane, Suite 100  
City, State, Zip: Reno, NV 89511

Escrow #: 1703676-CD

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

- a) 1320-33-401-043
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

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Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Masaki Yamada* Capacity Owner  
Signature *Neelie Jones Fisher* Capacity Owner

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Masaki Yamada and Rachaneekorn Yamada, et al</u>	Print Name: <u>Ronald James Gibson</u>
Address: <u>44991 Naragansett Court Fremont, CA 94539</u>	Address: <u>951 Dresslerville Road Gardnerville, NV 89460</u>

**COMPANY/PERSON REQUESTING RECORDING  
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1703676-CD  
Address: 5441 Kietzke Lane, Suite 100  
City, State, Zip: Reno, NV 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)