

DOUGLAS COUNTY, NV **2017-908578**  
RPTT:\$1314.30 Rec:\$35.00  
\$1,349.30 Pgs=3 **12/28/2017 02:54 PM**  
TICOR TITLE - RENO (MAIN)  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Anthony Hans Saito

*13 HAIKU NANI PI  
HAIKU, HI 96708*

MAIL TAX STATEMENTS TO:

Anthony Hans Saito

*same as above*

Escrow No. 1706115-DEB

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.: 1419-01-801-020

R.P.T.T. \$1,314.30

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That Cathryn Coffman, a married woman as her sole and separate property who acquired title as her sole and separate property**

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

**Anthony Hans Saito and Alyssa Nichole Saito, husband and wife 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.**

**Signature and notary acknowledgement on page two.**

*Cathryn Coffman*  
Cathryn Coffman

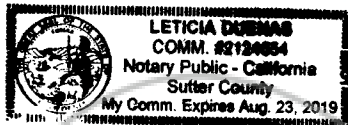
*California*  
STATE OF CALIFORNIA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on ,  
by Cathryn Coffman

ss: December 20 2017

*Leticia Duenas*  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 01706115.



*Leticia Duenas*  
*Comm # 2124654*  
*Notary Public - California*  
*Sutter County*  
*My Comm. Expires Aug. 23, 2019*

Escrow No. 1706115-DEB

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Description of a parcel of land in Douglas County in Section 1, T.14N., R.19E. on Cherokee Avenue. Commencing at a point that is N.0 degrees 05'45" W. a distance of 336.69 feet from the Southeast corner of Section 1, T.14N., R.19E., M.D.B. & M., thence S.89 degrees 38' W. a distance of 311.10 feet; thence N.0 degrees 05'45" W. a distance of 140.03 feet; thence N. 89 degrees 38' E. a distance of 311.10 feet; thence S.0 degrees 05'45" E. a distance of 140.03 feet to the Point of Commencing, and containing an area of 1.000 acre. This parcel is also known on Parcel "B" on the recorded parcel map, Document No. 94980.

APN: 1419-01-801-020

Document No. 754105 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1419-01-801-020  
 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: _____	

3. a. Total Value/Sales Price of Property: \$ 337,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 337,000.00  
 d. Real Property Transfer Tax Due: \$ 1,314.30

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 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 *Cathryn Coffman* Capacity *Grantor*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Cathryn Coffman  
 Address: 562 Teesdale Rd  
 City: YUBA CITY  
 State: CA Zip: 95991

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Anthony Hans Saito, et al.  
 Address: 13 HAIKU NANI PL  
 City: HAIKU  
 State: HI Zip: 96708

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Tigor Title of Nevada, Inc. Escrow No.: 01706115-001-DEB  
 Address: 5441 Kietzke Lane, Suite 100  
 City, State, Zip: Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED