

A.P.N.: 1318-24-410-001  
File No: 123-2560717 (VD)  
R.P.T.T.: \$2,203.50

When Recorded Mail To: Mail Tax Statements To:  
David and Catherine Wada  
20 Basinside Way  
Alameda, CA 94502

***GRANT, BARGAIN and SALE DEED***

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

C.J. Blanton and Merrilee Danner, Trustees of the Blanton/Danner Living Trust, dated  
June 9, 2006

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

David Stanley Wada and Catherine Malorana Wada, trustees of The Wada Family Trust,  
dated March 7, 2018

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

**PARCEL I:**

**LOT 1, AS SHOWN ON THE AMENDED MAP OF KINGSBURY PINES, FILED IN THE  
OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 2,  
1979, AS DOCUMENT NO. 32082.**

**PARCEL II:**

**TOGETHER WITH AN EASEMENT OVER LOT A (COMMON AREA) AS SET FORTH IN  
SECTIONS 1 AND 2 OF ARTICLE II OF THE COVENANTS, CONDITIONS AND  
RESTRICTIONS RECORDED OCTOBER 4, 1978, IN BOOK 1078 OF OFFICIAL RECORDS,  
AT PAGE 1652, OF DOUGLAS COUNTY, NEVADA.**

*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.

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 03/08/2019



C.J. Blanton and Merrilee Danner, Trustees of  
the Blanton/Danner Living Trust

CJBk, Trustee

C.J. Blanton, Trustee

Merrilee Danner, Trustee

Merrilee Danner, Trustee

STATE OF NEVADA )

: ss.  
COUNTY OF Douglas )

This instrument was acknowledged before me on

4/3/2019 by

**C.J. Blanton and Merrilee Danner, Trustees of  
the Blanton/Danner Living Trust.**

Lisa Woodstock  
Notary Public  
(My commission expires: 8/28/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
03/13/2019 under Escrow No. 123-2560717

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1318-24-410-001  
 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: \$565,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$565,000.00  
 d) Real Property Transfer Tax Due \$2,203.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: C.J. Blanton Trustee Capacity: Grantor  
 Signature: Merrilee Danner Trustee Capacity: Grantor

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

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

Print Name: Trustees  
 Address: 1 Katherine Ct  
 City: Staterline  
 State: NV Zip: 89449

Print Name: Wada Family Trust  
 Address: 20 Basinside Way  
 City: Alameda  
 State: CA Zip: 94502

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

Print Name: First American Title Insurance Company File Number: 123-2560717 VD/ km  
 Address: 940 Southwood Blvd, Suite 203  
 City: Incline Village State: NV Zip: 89451

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

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Signature: Katherine Winters

Capacity: Grantee

Signature: Wada Family Trust

Capacity: Grantee

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

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

Print Name: C.J. Blanton and Merrilee Danner, Trustees

Print Name: Wada Family Trust

Address: 1 Katherine Court

Address: 20 Basin Side Way

City: Stateline

City: Alameda

State: NV Zip: 89449

State: CA Zip: 94502

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