

DOUGLAS COUNTY, NV **2019-932593**
RPTT:\$2289.30 Rec:\$35.00
\$2,324.30 Pgs=3 **07/25/2019 03:52 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Wagatsutsui, LLC a Nevada Limited Liability
Company
1965 Broadway 9H
New York, NY 10023

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1903810-RLT

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.: 1318-23-310-011
R.P.T.T. \$2,289.30

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Eric Wolfe and Christina Wolfe, Husband and Wife as joint tenants, who aquired title as Eric Wolfe a single man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Wagatsutsui, LLC a Nevada Limited Liability Company

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.

Eric Wolfe
Eric Wolfe

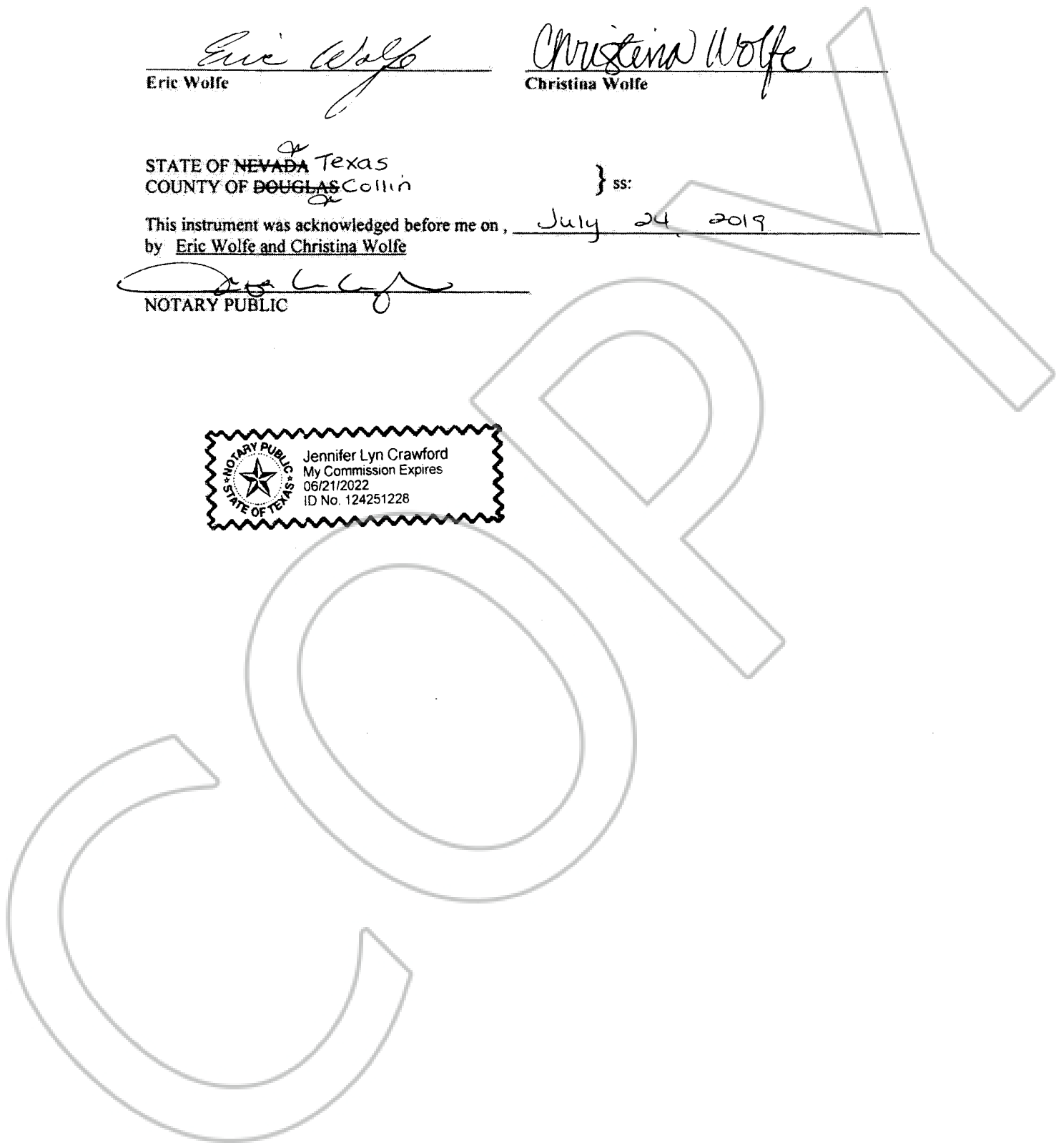
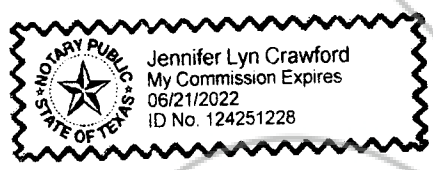
Christina Wolfe
Christina Wolfe

STATE OF ~~NEVADA~~ ^{Texas}
COUNTY OF ~~DOUGLAS~~ ^{Collin}

} ss:

This instrument was acknowledged before me on, July 24, 2019
by Eric Wolfe and Christina Wolfe

Jennifer Lyn Crawford
NOTARY PUBLIC



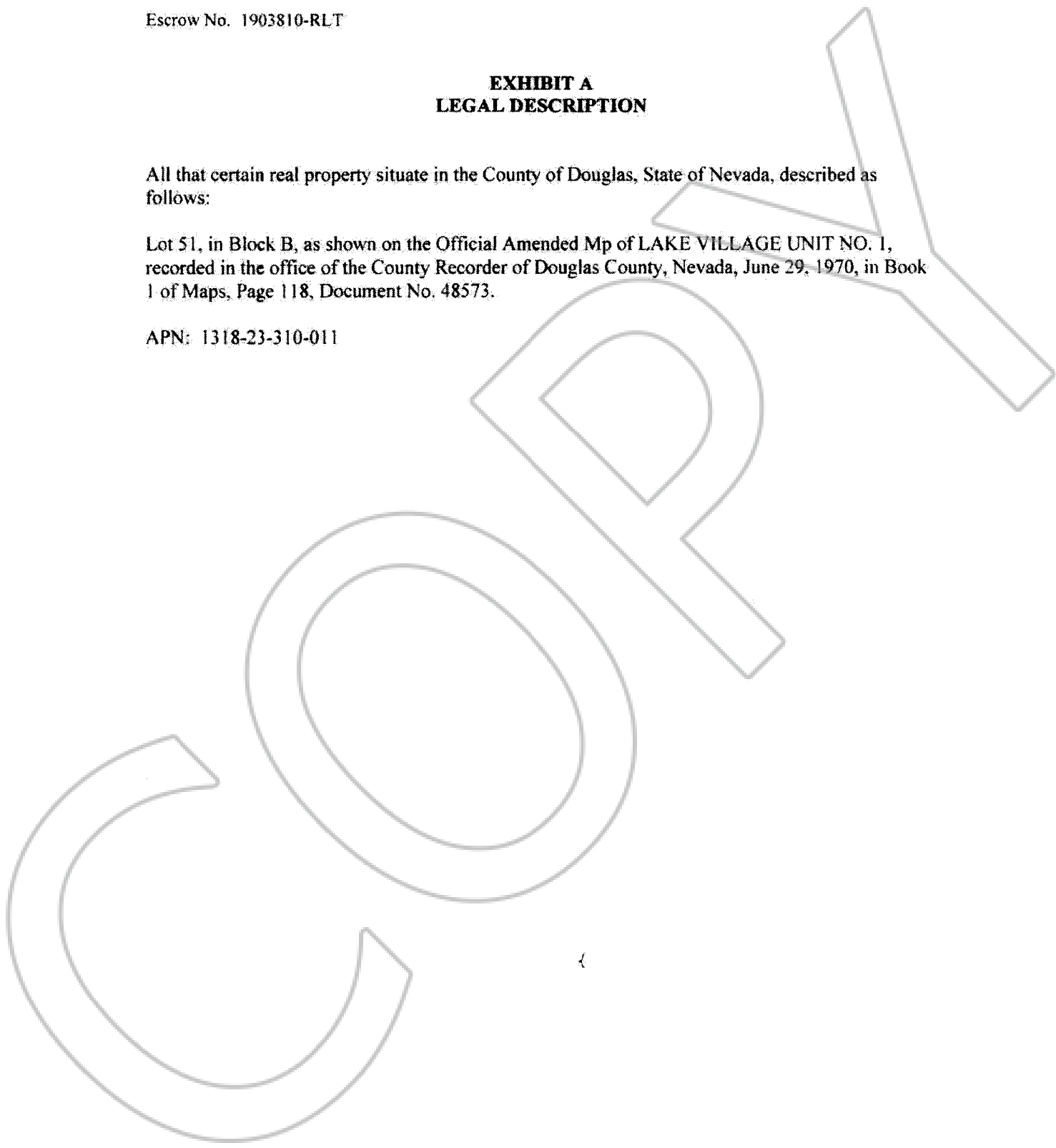
Escrow No. 1903810-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 51, in Block B, as shown on the Official Amended Map of LAKE VILLAGE UNIT NO. 1, recorded in the office of the County Recorder of Douglas County, Nevada, June 29, 1970, in Book 1 of Maps, Page 118, Document No. 48573.

APN: 1318-23-310-011



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1318-23-310-011
 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' Wind'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: \$ 587,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 587,000.00
 d. Real Property Transfer Tax Due: \$ 2,289.30

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 Eric Wolfe Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Eric Wolfe & Christina Wolfe
 Address: 712 PARKER ST
 City: McKINNEY
 State: Zip: TX 75069

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Nagatsutsu LLC
 Address: 1905 Broadway 9th
 City: New York
 State: Zip: NY 10013

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01903810-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED