

DOUGLAS COUNTY, NV  
RPTT:\$2418.00 Rec:\$35.00  
\$2,453.00 Pgs=3 2019-939256  
12/09/2019 11:10 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN#: 1420-29-715-019

RPTT: \$2,418.00

Recording Requested By:

Western Title Company

Escrow No.: 109575-WLD

When Recorded Mail To:

Gary N. Ittner

*C/O A/W/I*

*2035 Granville Ave  
Los Angeles, CA 90025*

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature \_\_\_\_\_

*Wendy Dunbar*

Wendy Dunbar

Escrow Officer

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

James K. Koyama and Emi Koyama, husband and wife as joint tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Gary N. Ittner, an unmarried man

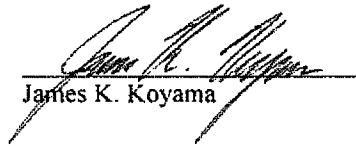
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

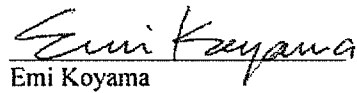
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 332, in Block E, as shown on the Final Map #PD99-02-08 of SARATOGA SPRINGS ESTATES UNIT 8, a Planned Development, filed in the office of the Douglas County Recorder on October 18, 2004, as Document No. 626992.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11/21/2019

  
James K. Koyama

  
Emi Koyama

STATE OF Nevada

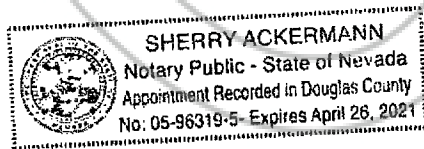
COUNTY OF Douglas

This instrument was acknowledged before me on

December 2, 2019

By James K. Koyama and Emi Koyama.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1420-29-715-019

2. Type of Property:  
 a)  Vacant Land  
 c)  Condo/Twnhse  
 e)  Apt. Bldg  
 g)  Agricultural  
 i)  Other \_\_\_\_\_  
 b)  Single Fam. Res.  
 d)  2-4 Plex  
 f)  Comm'l/Ind'l  
 h)  Mobile Home

**FOR RECORDERS OPTIONAL USE ONLY**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property:	\$620,000.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$620,000.00
Real Property Transfer Tax Due:	\$2,418.00

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

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

Print Name: James K. Koyama and Emi Koyama  
 Address: 7 Lane Circle  
 City: CC  
 State: NV Zip: 89703

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

Print Name: Gary N. Ittner  
 Address: Old Awi 2035 Granville Ave.  
 City: Los Angeles  
 State: CA Zip: 90025

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
 1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 109575-WLD

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