



A.P.N.: 1418-03-401-002

When Recorded, Mail Tax Statement To:

ROBERT M. FANUCCI, ESQ.  
GAGEN MCCOY  
1030 MAIN STREET, SUITE 212  
ST. HELENA, CA 94574  
707/963-0909

KAREN ELLISON, RECORDER E07

R.P.T.T.: \$ Exempt 07

Re: 2228 Lands End Drive, Glenbrook, NV

### GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**SONIA SATO, as Successor Trustee of the NIEVES SATO 2009 TEN-YEAR QUALIFIED PERSONAL RESIDENCE TRUST, an undivided twenty-five percent (25%) tenancy-in-common interest; and to SONIA SATO, as Successor Trustee of the NIEVES SATO 2009 FIFTEEN-YEAR QUALIFIED PERSONAL RESIDENCE TRUST, an undivided twenty-five percent (25%) tenancy-in-common interest,**

does hereby GRANT, BARGAIN, and SELL to

**KOZO SATO, AS TRUSTEE OF THE KOZO SATO SURVIVOR'S TRUST UTD April 20, 1992,**

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

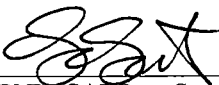
*(See Exhibit "A" attached hereto and made a part hereof)*

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenant, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Date: June 22, 2020

  
SONIA SATO, as Successor Trustee of the Nieves Sato 2009 Ten-Year Qualified Personal Residence Trust and the Nieves Sato 2009 Fifteen Year Qualified Personal Residence Trust

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.

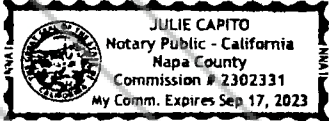
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF NAPA )

On JUNE 22, 2020, before me, Julie Capito, a Notary Public, personally appeared SONIA SATO, 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 this 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.

Julie Capito  
Signature



(Seal)

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. & M. MARKED ON THE GROUND BY A TWO INCH PIPE IN A MOUND OF STONE; THENCE SOUTH 89° 21' EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 3, A DISTANCE OF 1,312.03 FEET TO A TWO INCH PIPE AT THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO W. J. HARRIS RECORDED IN BOOK U, PAGE 89 DEED OF RECORDS; THENCE SOUTH 0° 39' EAST ALONG THE EASTERN LINE OF HARRIS PARCEL 1109.03 FEET; THENCE SOUTH 75° 08' 50" WEST, 273.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 36° 16' 40" WEST, 211.95 FEET; THENCE SOUTH 20° 49' 40" WEST, 28.11 FEET; THENCE SOUTH 503.72 FEET TO A MEANDER LINE OF LAKE TAHOE; THENCE NORTH 67° 50' EAST ALONG SAID MEANDER LINE OF LAKE TAHOE 146.22 FEET TO LINE DRAWN SOUTH FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 645.70 FEET TO THE TRUE POINT OF BEGINNING SITUATE IN LOT 3 OF SAID SECTION.

EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING SOUTHERLY OF THE NORTH RIGHT OF WAY LINE FOR LANDS END DRIVE IS DESCRIBED IN THE FINDING OF FACT, CONCLUSION OF LAW, AND JUDGMENT QUIETING TITLE TO RIGHT OF WAY RECORDED DECEMBER 22, 1993 IN BOOK 1293 PAGE 5041 AS DOCUMENT NO. 325772.

PARCEL 2

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY 50 FEET WIDE, FOR ROADWAY PURPOSE, APPURTENANT TO PARCEL 1 HEREIN ABOVE DESCRIBED, SAID EASEMENT AND RIGHT OF WAY DESCRIBED, SAID EASEMENT AND RIGHT OF WAY DESCRIBED AS FOLLOWS:

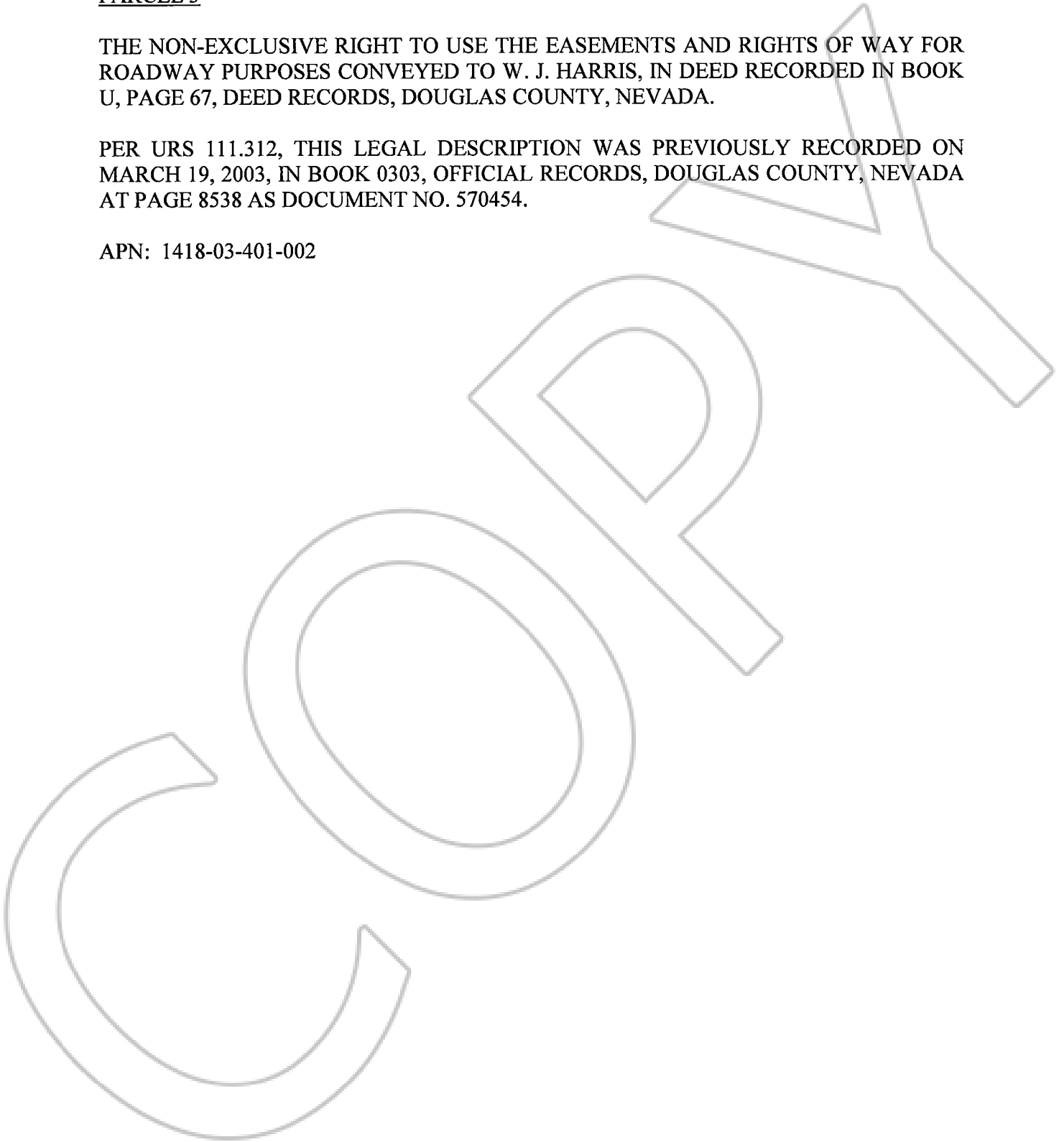
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 18 EAST M. D. B. & M., MARKED ON THE GROUND BY A TWO INCH PIPE IN A MOUND OF STONE; THENCE SOUTH 89° 21' EAST ALONG THE EAST-WEST CENTER LINE OF SAID SECTION A DISTANCE OF 1312.03 FEET TO A TWO INCH PIPE AT THE NORTHEAST CORNER OF PARCEL OF LAND DESCRIBED IN DEED TO W. J. HARRIS, RECORDED IN BOOK U, PAGE 89, DEED RECORDS; THENCE SOUTH 0° 39' EAST, ALONG THE EASTERN LINE OF HARRIS PARCEL 1432.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 73° 07' WEST, 180.83 FEET; THENCE SOUTH 79° 10' 30" WEST, 298.21 FEET; THENCE SOUTH 71° 47' 50" WEST 74.30 FEET; THENCE SOUTH 65° 54' 30" EAST, 70.68 FEET; THENCE NORTH 79° 10' 30" EAST 316.59 FEET; THENCE NORTH 73° 07' EAST 168.91 FEET TO THE EASTERN LINE OF SAID HARRIS PARCEL; THENCE NORTH 0° 39" WEST ALONG THE LAST MENTIONED LINE, 52.08 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3

THE NON-EXCLUSIVE RIGHT TO USE THE EASEMENTS AND RIGHTS OF WAY FOR ROADWAY PURPOSES CONVEYED TO W. J. HARRIS, IN DEED RECORDED IN BOOK U, PAGE 67, DEED RECORDS, DOUGLAS COUNTY, NEVADA.

PER URS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED ON MARCH 19, 2003, IN BOOK 0303, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA AT PAGE 8538 AS DOCUMENT NO. 570454.

APN: 1418-03-401-002



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-03-401-002  
 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: <u>Trust OR BC</u>	

3. Total Value/Sales Price of Property: \$ \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \$0.00  
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer. (Attached certificate of trust)

5. Partial Interest: Percentage being transferred: 50.00 %

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 [Signature] Capacity Trustee/Grantor  
 Sonia Sato  
 Signature [Signature] Capacity Trustee/Grantee  
 Kozo Sato

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Sonia Sato, successor trustee for Nieves Sato Trust  
 Address: 548 Belle Avenue  
 City: San Rafael  
 State: CALIFORNIA Zip: 94901

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Kozo Sato, Trustee of Survivor's Trust  
 Address: 548 Belle Avenue  
 City: San Rafael  
 State: CALIFORNIA Zip: 94901

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: Robert M. Fanucci Escrow # \_\_\_\_\_  
 Address: 1030 Main Street, Suite 212  
 City: St. Helena State: CALIFORNIA Zip: 94574