

DOUGLAS COUNTY, NV **2021-966191**  
RPTT:\$2106.00 Rec:\$40.00  
\$2,146.00 Pgs=2 **04/26/2021 12:07 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1220-16-210-149
<b>R.P.T.T.</b>	\$2,106.00
<b>File No.:</b>	1167955 SA
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Ivor G. Evans and Cynthia Ann Evans	
910 Rawhide Court	
Gardnerville, NV 89460	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Jimmy K. Matsutani, a widower** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Ivor G. Evans and Cynthia Ann Evans, husband and wife as joint tenants** all that real property situated in the 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 29, in Block F, as shown on the Map of RANCHOS ESTATES, filed for record in the office of the County Recorder of Douglas County, State of Nevada on July 14, 1972, and as shown on the Amended Map of RANCHOS ESTATES, filed October 30, 1972, as File No. 62493, Official Records.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 4-21-2021

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

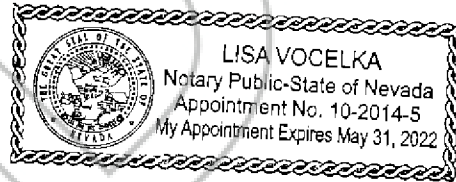
Jimmy K. Matsutani  
Jimmy K. Matsutani

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 21<sup>st</sup> day of April, 2021  
By: Jimmy K. Matsutani

Signature: [Signature]  
Notary Public

My Commission Expires: 5/31/22



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-16-210-149  
 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  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 540,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 540,000.00  
 d. Real Property Transfer Tax Due                              \$ 2,106.00

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 *Jimmy K. Matsutani* Capacity Grantor *Ivor G. Evans and Cynthia Ann Evans*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jimmy K. Matsutani  
 Address: 545 B W. Adams Street  
 City: Plattville  
 State: WI Zip: 53818

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Ivor G. Evans and Cynthia Ann Evans  
 Address: 910 Rawhide Court  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1167955 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED