

A.P.N.: 1320-33-716-005
File No: 143-2622948 (et)
R.P.T.T.: \$2,028.00

When Recorded Mail To: Mail Tax Statements To:
David Martin Arstein and Myra Billie Arstein
1354 Petar Drive
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Barbara Sandberg, Trustee of The Sandberg Family Trust Dated September 22, 1988

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

David Martin Arstein and Myra Billie Arstein, husband and wife as joint tenants with right of survivorship

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

LOT 5 IN BLOCK A, OF CHICHESTER ESTATES PHASE 8 FINAL SUBDIVISION MAP #1006-8 ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JUNE 12, 2001 IN BOOK 0601, AT PAGE 2589 AS DOCUMENT NO. 516199 AND BY CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 15, 2002 IN BOOK 202, PAGE 5301 AS INSTRUMENT NO. 534878 OF OFFICIAL RECORDS.

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.

The Sandberg Family Trust dated September 22,
1988

BARBARA SANDBERG, Trustee by Jon YOSHIYE NAKAGAWA as attorney in fact

Barbara Sandberg, Trustee by Jon
Yoshiye Nakagawa,
as attorney in fact

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on _____ by
Barbara Sandberg, Trustee by Jon Yoshiye Nakagawa,
as attorney in fact

HB 5/21/2021

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2622948.

ACKNOWLEDGMENT

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.

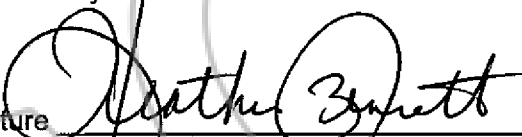
State of California
County of ALAMEDA

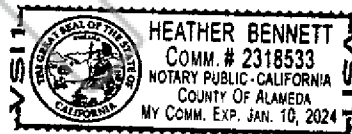
On MAY 21, 2021 before me, HEATHER BENNETT, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared JON YOSHIYE NAKAGAWA
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 the 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.

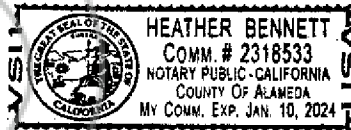
Signature  (Seal)



STATE OF CALIFORNIA)
COUNTY OF ALAMEDA) :ss.

On MAY 21, 2021, Jon Yoshiye Nakagawa personally appeared before me, a Notary Public in and for ALAMEDA County, NV known (or proved) to me to be the person whose name is subscribed to the within instrument as the attorney in fact of Barbara Sandberg, Trustee and acknowledged to me that he/she subscribed his/her own name as attorney in fact.

Heather Bennett
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-33-716-005
 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: \$519,900.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$519,900.00
 d) Real Property Transfer Tax Due \$2,028.00

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: [Signature]
 Signature: _____

Capacity: _____
 Capacity: _____

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

Print Name: The Sandberg Family Trust Dated
September 22, 1988
 Address: C/O JON NAKAGAWA 214 Scenic
Ave
 City: Piedmont
 State: CA Zip: 94611

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

Print Name: David Martin Arstein and
Myra Billie Arstein
 Address: 1354 Petar Drive
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: First American Title Insurance Company File Number: 143-2622948 et/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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