

DOUGLAS COUNTY, NV **2021-968401**
RPTT:\$2106.00 Rec:\$40.00
\$2,146.00 Pgs=4 **06/01/2021 03:12 PM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1320-33-817-036
File No: 143-2624298 (et)
R.P.T.T.: \$2,106.00

When Recorded Mail To: Mail Tax Statements To:
Stephen P. Samiotes and Jennifer L. Samiotes
10252 Vernal Pool St
Las Vegas, NV 89178-1724

GRANT, BARGAIN and SALE DEED

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

Reginald E. Sandberg and Barbara L. Sandberg, Trustees of The Sandberg Family Trust
dated September 22, 1988

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

Stephen P. Samiotes and Jennifer L. Samiotes, 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 36 IN BLOCK E, AS SHOWN ON THE FINAL SUBDIVISION MAP #1006-12 OF
CHICHESTER ESTATE PHASE 12, RECORDED JANUARY 8, 2004, IN BOOK 0104, OF
OFFICIAL RECORDS, AT PAGE 2012, DOCUMENT NO. 601490, DOUGLAS COUNTY,
NEVADA.**

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, an 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
The Sandberg Family Trust.

HB 5/21/2021

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2624298.

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/hers/their authorized capacity(ies), and that by his/hers/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 Heather Bennett (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 Douglas 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.



NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-817-036
- 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: \$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 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: Jon Yoshits Nakagawa

Capacity: Power of Attorney

Signature: [Signature]

Capacity: Agent

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

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

Print Name: The Sandberg Family Trust

Print Name: Stephen P. Samiotes and

Address: 14500 Doolittle Drive

Print Name: Jennifer L. Samiotes

City: SAN LEANDRO

Address: 10252 Vernal Pool St

State: CA Zip: 94577

City: Las Vegas

State: NV Zip: 89178-1724

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

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2624298 et/ et
State: NV Zip: 89423

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