

A.P.N.: 1319-18-214-004
File No: 121-2628180 (MH)
R.P.T.T.: \$3,315.00

When Recorded Mail To: Mail Tax Statements To:
Donald L Dufer and Nancy Watson
36142 Manon Avenue
Madera, CA 93636

GRANT, BARGAIN and SALE DEED

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

Cassandra Lynn Crossley and Craig Kensuke Yoshihara, wife and husband as joint tenants with right of survivorship

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

Donald L Dufer and Nancy Watson, 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 4, OF CHALET VILLAGE, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, RECORDED ON OCTOBER 25TH, 1977 IN BOOK 1077, PAGE 1472 AS FILE NO. 14332.

Subject to:

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: 07/14/2021

Cassandra Lynn Crossley
Cassandra Lynn Crossley

[Signature]
Craig Kensuke Yoshihara

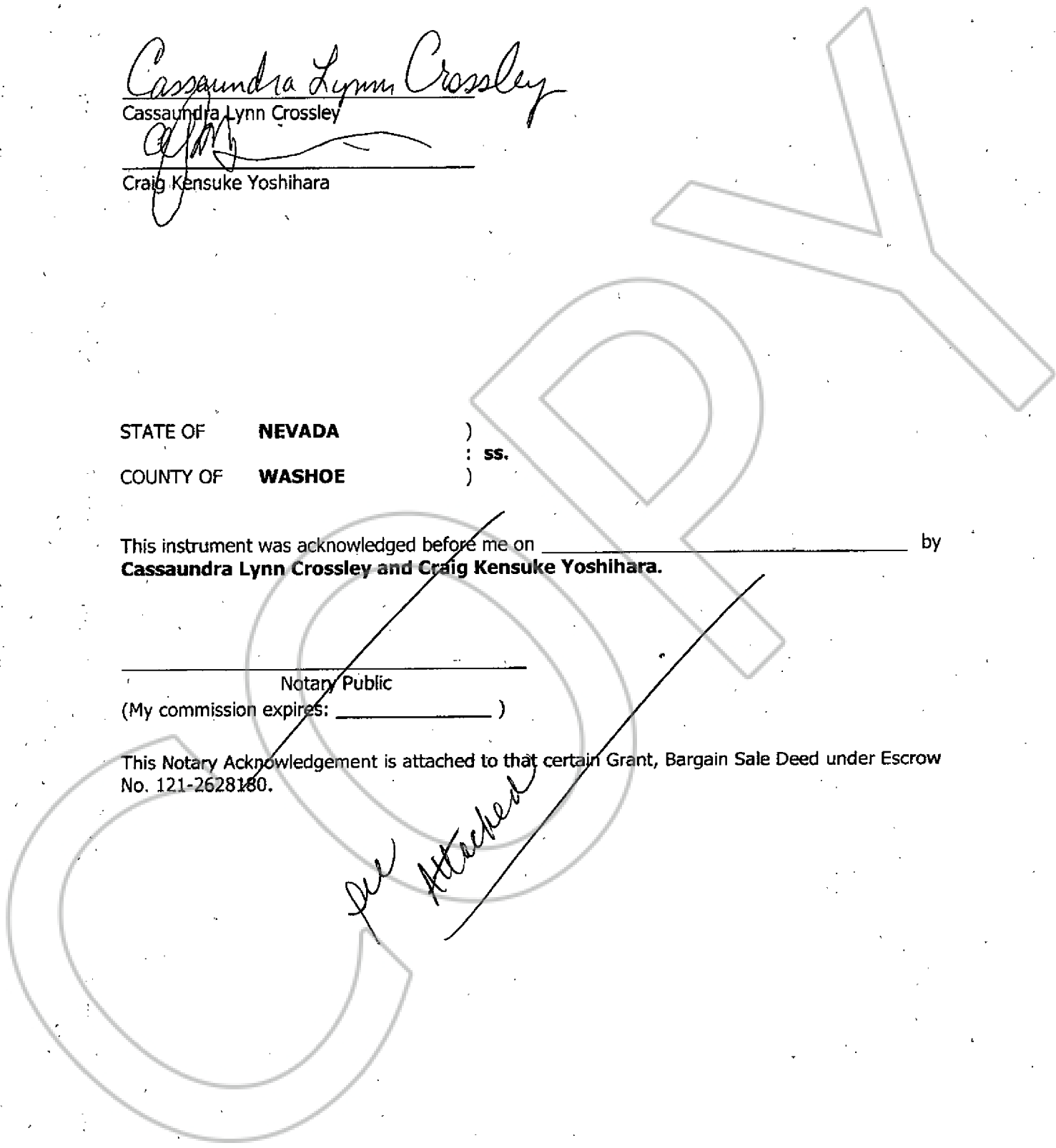
STATE OF **NEVADA**)
) : ss.
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on _____ by
Cassandra Lynn Crossley and Craig Kensuke Yoshihara.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 121-2628180.

see Attached



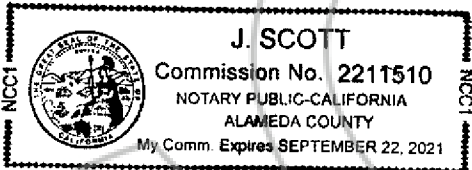
ALL-PURPOSE ACKNOWLEDGEMENT

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 *July 13, 2021*, before me, *J. Scott*, Notary Public,
personally appeared *Cassandra Lynn Crossley and Craig Kensuke Yoshikawa*
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 State of California that the
foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE *Scott*

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document
and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document:

Grant, Bargain and Sale Deed

Document Date: *07/13/2021* Number of Pages: *2*

Signer(s) Other than Named Above: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-18-214-004
- 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: \$850,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$850,000.00
- d) Real Property Transfer Tax Due \$3,315.00

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: Cassandra Lynn Crossley Capacity: Seller
 Signature: Donald L Dufer Capacity: seller

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

Print Name: Cassandra Lynn Crossley and
Craig Kensuke Yoshihara
 Address: 2629 McGee Ave
 City: Berkeley
 State: CA Zip: 94703

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

Print Name: Donald L Dufer and Nancy
Watson
 Address: 36142 Manon Avenue
 City: MADERA
 State: CA Zip: 93634

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

Print Name: First American Title Insurance Company File Number: 121-2628180 MH/ MH
 Address 5310 Kietzke Lane, Suite 100
 City: Reno State: NV Zip: 89511-2043

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