

A.P.N.: 1320-33-716-019
File No: 143-2628651 (et)
R.P.T.T.: \$1,891.50

When Recorded Mail To: Mail Tax Statements To:
Scott E. Charbonneau and Alpha Joy S. Charbonneau
1345 Petar Drive
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Barbara Sandberg Trustees of The Sandberg Family Trust dated 9/22/88

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

Scott E. Charbonneau and Alpha Joy S. Charbonneau, 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 19 IN BLOCK B, 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 Yoshie Nakagawa, as attorney in fact

Barbara Sandberg, Trustee by Jon
Yoshie 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 Yoshie Nakagawa, as attorney in fact.

*See Attached
Certificates*

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2628651.

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.

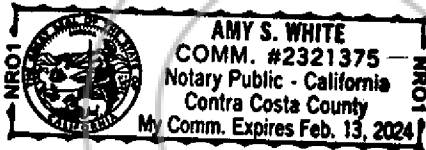
State of California

County of ALAMOGIDA

Subscribed and sworn to (or affirmed) before me on

this 15th day of July, 2021, by
Date Month Year

(1) Barbara Sandberg, Trustee by Jon Yoshiyuki NAKAGAWA, AS ATTORNEY IN FACT
(and (2) None),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Amy S White
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain and Sale Deed

Document Date: NO preprinted Date, signed 7/16/21 Number of Pages: 4 including this jurat

Signer(s) Other Than Named Above: None

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

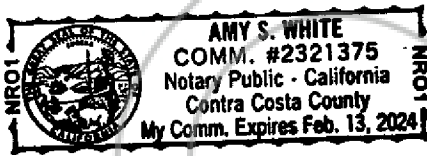
On July 15, 2021 before me, Amy S. White Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Barbara Sandberg, Trustee by Jon Yoshiyue
Name(s) of Signer(s)

Nakagawa, as attorney in fact
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 Amy S. White
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain and Sale Deed

Document Date: No Pre-printed Date Signed 7/15/2021 Number of Pages: 4 including this acknowledgment

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jon Yoshiyue Nakagawa Signer's Name: _____

- | | |
|--|--|
| <input type="checkbox"/> Corporate Officer – Title(s): _____ | <input type="checkbox"/> Corporate Officer – Title(s): _____ |
| <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact |
| <input checked="" type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator |

Other: For Barbara Sandberg Signer is Representing: Barbara Sandberg

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-716-019
- 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: \$485,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$485,000.00
- d) Real Property Transfer Tax Due \$1,891.50

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: [Signature]
Capacity: _____

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

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

Print Name: The Sandberg Family Trust dated 9/22/88
Address: C/O JON NAKAGAWA 14500 Doolittle Dr
City: San Leandro
State: CA Zip: 94577

Print Name: Scott E. Charbonneau and Alpha Joy S. Charbonneau
Address: 1345 Petar Drive
City: Gardnerville
State: NV Zip: 89410

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

Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2628651 et/ et
State: NV Zip: 89423

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