

A.P.N.: 1320-33-716-045
File No: 143-2635396 (et)
R.P.T.T.: \$1,852.50

When Recorded Mail To: Mail Tax Statements To:
The David M. Dailey Trust
5845 Ithaca Pl
San Diego, CA 92122

GRANT, BARGAIN and SALE DEED

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

Barbara Sandberg, as Trustee of the Sandberg Family Trust dated 9/22/88

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

David M. Dailey, Trustee of The David M. Dailey Trust, created 2/17/09

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

LOT 45 IN BLOCK B, OF FINAL SUBDIVISION MAP #1006-8 CHICHESTER ESTATES PHASE 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 AS AMENDED BY THAT CERTAIN 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

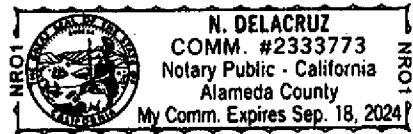
Barbara Sandberg, Trustee by Jon Yoshiye Nakagawa, as attorney in fact

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

STATE OF ~~NEVADA~~ ND *California*
COUNTY OF ~~DOUGLAS~~ ND *Alameda* : ss.

This instrument was acknowledged before me on 10/6/21 by
Barbara Sandberg, Trustee by Jon Yoshiye Nakagawa, as attorney in fact.

ND
Notary Public
(My commission expires: Sep 18, 2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2635396.

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 }

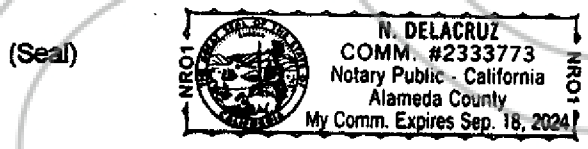
On 10/6/21 before me, N. Delacruz Notary Public,
personally appeared Barbara Sandberg, Trustee by Jon Yoshiye
Nakagawa, as attorney in fact.

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
(s) 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: [Signature]
Notary Public



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 }

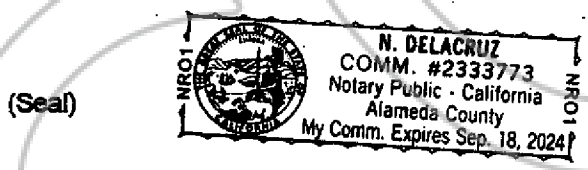
On 10/6/21 before me, N. Delacruz Notary Public,
personally appeared Jon yoshiye Nakagawa

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: [Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-716-045
- 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: \$475,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$475,000.00
- d) Real Property Transfer Tax Due \$1,852.50

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: Coagent
Capacity: _____

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

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

Print Name: The Sandberg Family Trust
Address: C/O Jon Nakagawa 14500 Doolittle Dr
City: San Leandro
State: CA Zip: 94577

Print Name: The David M. Dailey Trust
Address: 5845 Ithaca Pl
City: San Diego
State: CA Zip: 92122

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

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

File Number: 143-2635396 et/ et
State: NV Zip: 89423

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