

WHEN RECORDED, MAIL ORIGINAL  
AND TAX STATEMENTS TO:

Kozo Sato  
548 Belle Avenue  
San Rafael, CA 94901

APN: 1418-03-401-003



KAREN ELLISON, RECORDER

E07

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, KOZO SATO, as Trustee of the Kozo Sato Survivor's Trust u/t/d April 20, 1992 ("Grantor"), does hereby GRANT, BARGAIN AND SELL to KOZO SATO, as Trustee of the K. Sato Charitable Remainder Unitrust u/t/d January 6, 2022 ("Grantee"), the lot in Glenbrook, all of its right title and interest in and to thereal property in the Community of Glenbrook, County of Douglas, State of Nevada, and more particularly described in Exhibit A attached hereto.

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.

TOGETHER with all tenements, hereditaments and appurtenances, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

EXCEPTING AND RESERVING therefrom any and all water rights and water line easements of record.

EXCEPTING AND RESERVING therefrom any and all access to Lake Tahoe, and to all related piers, docks or buoys.

DATED THIS 6th DAY OF JANUARY, 2022.

GRANTOR:

THE KOZO SATO SURVIVOR'S TRUST u/t/d April 20, 1992

  
\_\_\_\_\_  
KOZO SATO, sole Trustee

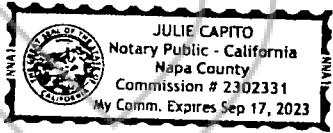
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF NAPA )

On January 6, 2022, before me, Julie Capito, a Notary Public, personally appeared KOZO SATO, 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 this 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.



Julie Capito  
Signature

(Seal)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel No. 1:**

A portion of the Southwest one-quarter of Section 3, Township 14 North, Range 18 East, MDM, and being more particularly described as follows:

Commencing at the West one-quarter corner of said Section, marked on the ground by a 2-inch pipe in a mound of stone; thence S. 89°21'E. along the east-west centerline of said Section 3, a distance of 1312.03 feet to the northeast corner of the parcel of land described in the deed to W.J. Harris, recorded in Book U, Page 89 of the Douglas County Recorder's Office; thence S. 00°39' E. along the easterly line of said Harris parcel 1109.03 feet; thence S. 75°08'50" W., 132.98 feet to the True Point of Beginning; thence S. 00°00'00" E., 329.98 feet to a point on the northerly line of Land's End Road being the exception for road easement purposes as described in Document No. 823274; thence S. 73°07'00" W., along said Northerly line, 43.21 feet; thence S. 79°10'30" W., continuing along said northerly line, 95.68 feet; thence N. 00°00'00" E., leaving said northerly line, 324.61 feet; thence N. 75°08'50" E., 140.01 feet to the Point of Beginning.

Reference is hereby made to that Record of Survey Map, recorded on October 11, 2013, in Book 1013, at Page 2749, as Document. 832014, Official Records of Douglas County, Nevada.

**Parcel No. 2:**

Together with a non-exclusive easement and right of way, 50 feet wide, for roadway described as follows:

Commencing at the West quarter corner of Section 3, Township 14 North, Range 18 East, M.D.B. & M., marked on the ground by a 2 inch pipe in a mound of stone; thence South 89°21' East along the East-West center line of said Section 3 a distance of 1312.03 feet to a 2 inch pipe at the Northeast corner of the parcel of land described in the deed to W.J. Harris, recorded in Book U, Page 89 Deed Records' thence South 0°39' East along the Eastern line of Harris Parcel 1432.99 feet to the true point of beginning; thence South 73°07' West 180.03 feet; thence South 73°07' West 180.83 feet; thence South 79°10'30" West 298.21 feet; thence South 71°47'50" West 74.30 feet; thence South 65°54'03" East 70.68 feet; thence North 79°10'30" East 316.59 feet; thence North 73°07" East 168.91 feet to the Easterly line of said Harris parcel; thence North 0°39' West along the last mentioned line.52.08 feet to the true point of beginning.

Further together with the non-exclusive right to use the easements and rights of way for roadway purposes conveyed to W.J. Harris, in deed recorded in Book U, at Page 67, as Document 2499, of Deed Records, Douglas County, Nevada.

Note: The above metes and bounds description for Parcel No. 1 was prepared by Resource Concepts Inc., by Darryl M. Harris, PLS 6497, on January 9, 2014, the metes and bounds description for Parcel No. 2, previously appeared in Document recorded on June 29, 1987, in Book 687, Page 3669, as Document 157352, Official Records of Douglas County, Nevada.

APN: 1418-03-401-003

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-03-401-003  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>11/7/22</u>	
NOTES: <u>Trust OK NAR</u>	

3. Total Value/Sales Price of Property: \$ \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \$0.00  
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer. (Attached certificate of trust)

5. Partial Interest: Percentage being transferred: 100.0 %

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 Kozo Sato Capacity Trustee/Grantor  
Kozo Sato

Signature Kozo Sato Capacity Trustee/Grantee  
Kozo Sato

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Kozo Sato  
 Address: 548 Belle Avenue  
 City: San Rafael  
 State: CALIFORNIA Zip: 94901

Print Name: Kozo Sato  
 Address: 548 Belle Avenue  
 City: San Rafael  
 State: CALIFORNIA Zip: 94901

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)  
 Print Name: Robert M. Fanucci Escrow # N/A  
 Address: 1030 Main Street, Suite 212  
 City: St. Helena State: CALIFORNIA Zip: 94574

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