

APN: 1418-03-401-003
R.P.T.T.: \$10,725.00
Escrow No.: 22025370-DR
When Recorded Return To:
The 2004 Melanie K. Moore Revocable
Trust
1 Hughes Center Drive #1801
Las Vegas, NV 89169

Mail Tax Statements to:
The 2004 Melanie K. Moore Revocable
Trust
1 Hughes Center Drive #1801
Las Vegas, NV 89169

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kozo Sato, as Trustee of the K. Sato Charitable Remainder Unitrust u/t/d January 6, 2022

do(es) hereby Grant, Bargain, Sell and Convey to

Melanie K. Moore, Trustee of The 2004 Melanie K. Moore Revocable Trust

all that real property situated in the County of Douglas , State of Nevada, described as follows:

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.

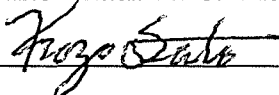
Note: the above legal description previously appeared in Deed, recorded July 1, 2020, as Document No. 2020-948524, of Official Records.

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Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 7th day of February, 2022.

K. Sato Charitable Remainder Unitrust u/t/d January 6, 2022

BY: 
Kozo Sato
Trustee

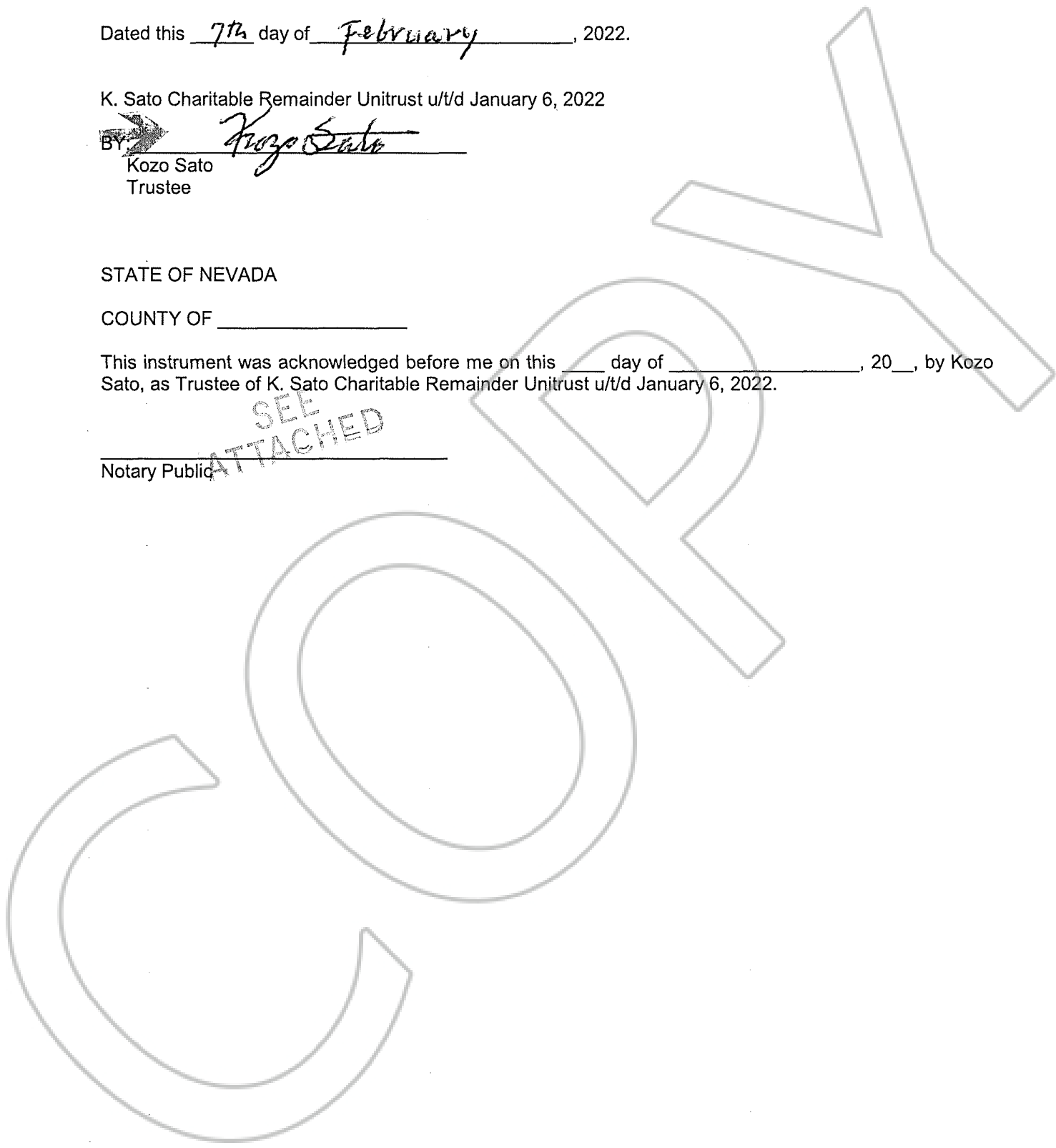
STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by Kozo Sato, as Trustee of K. Sato Charitable Remainder Unitrust u/t/d January 6, 2022.

Notary Public

SEE
ATTACHED



CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 }

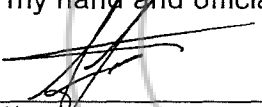
County of Marin }

On 02/07/2022 before me, JC Uriostegui Lopez Notary Public,
(Here insert name and title of the officer)

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 the instrument.

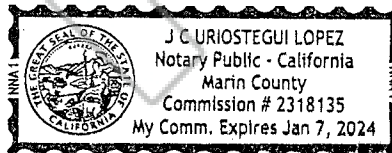
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Grant, Bargain, Sale Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-03-401-003
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$2,750,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$2,750,000.00
 d. Real Property Transfer Tax Due: \$10,725.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Grantor
 Signature: _____ Capacity: Grantee

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

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

Print Name: Kozo Sato, as Trustee of the K. Sato
Charitable Remainder Unitrust u/td
 Address: 548 Belle Avenue
 City: San Rafael
 State: CA Zip: 94901

Print Name: Melanie K. Moore, Trustee of The 2004
Melanie K. Moore Revocable Trust
 Address: 1 Hughes Center Drive #1801
 City: Las Vegas
 State: Nevada Zip: 89169

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22025370-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED