

DOUGLAS COUNTY, NV
RPTT:\$331.50 Rec:\$40.00
\$371.50 Pgs=2
04/29/2022 11:24 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-07-310-003
R.P.T.T.	\$ 331.50
File No.:	1670584 AMG
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
Annette J Kawasaki and Clyde Hiroshi Kawasaki	
859 Mica Drive	
Carson City, NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

William A. McClain and Cassie Joy McClain, husband and wife as joint tenants

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Annette J Kawasaki and Clyde Hiroshi Kawasaki, wife and husband as joint tenants with right of survivorship

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

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

Lot 7 in Block J of VISTA GRANDE SUBDIVISION UNIT NO. 1, as shown on the Official Map filed in the Office of the County Recorder of Douglas County, Nevada, on November 09, 1964, as Document No. 26518.

*SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. [Enter Data]

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 4/20/2022

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-310-003
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 85,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 85,000.00
 d. Real Property Transfer Tax Due \$ 331.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 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 *Cassie Joy McClain* Capacity *Grantor*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: William A. McClain and Cassie Joy McClain
 Address: 241 Linehan Rd
 City: Carson City
 State: NV Zip: 89706

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Annette J Kawasaki and Clyde Hiroshi Kawasaki
 Address: 859 Mica Drive
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1670584 AMG
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED