

DOUGLAS COUNTY, NV **2023-1003512**
RPTT:\$2172.30 Rec:\$40.00
\$2,212.30 Pgs=3 12/29/2023 11:36 AM
TOIYABE TITLE
SHAWNYNE GARREN, RECORDER

APN: 1022-32-110-008

RPTT: \$2,172.30

When recorded return to:

Craig Kazuo Tsuji

2005 Goldfield Drive,

Gardnerville, NV 89410

Mail Tax Statements to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WIRNESSETH: That Ann E Gerlach AKA Anna E Gerlach, a widow and John Gerlach, a married man as his sole and separate property, as joint tenants

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Craig Kazuo Tsuji, an unmarried man

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

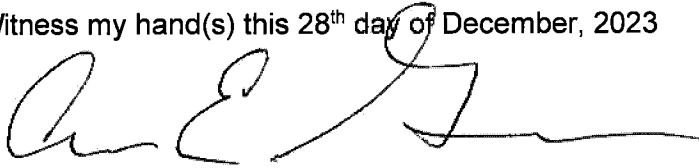
See Exhibit "A" attached hereto and made a part hereof.

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

Signature continues on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. TTL-23-2207
Page Two

Witness my hand(s) this 28th day of December, 2023



Ann E Gerlach



John Gerlach

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on this 28th day of December, 2023 by Ann E Gerlach and John Gerlach***



NOTARY PUBLIC

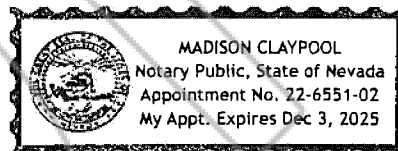
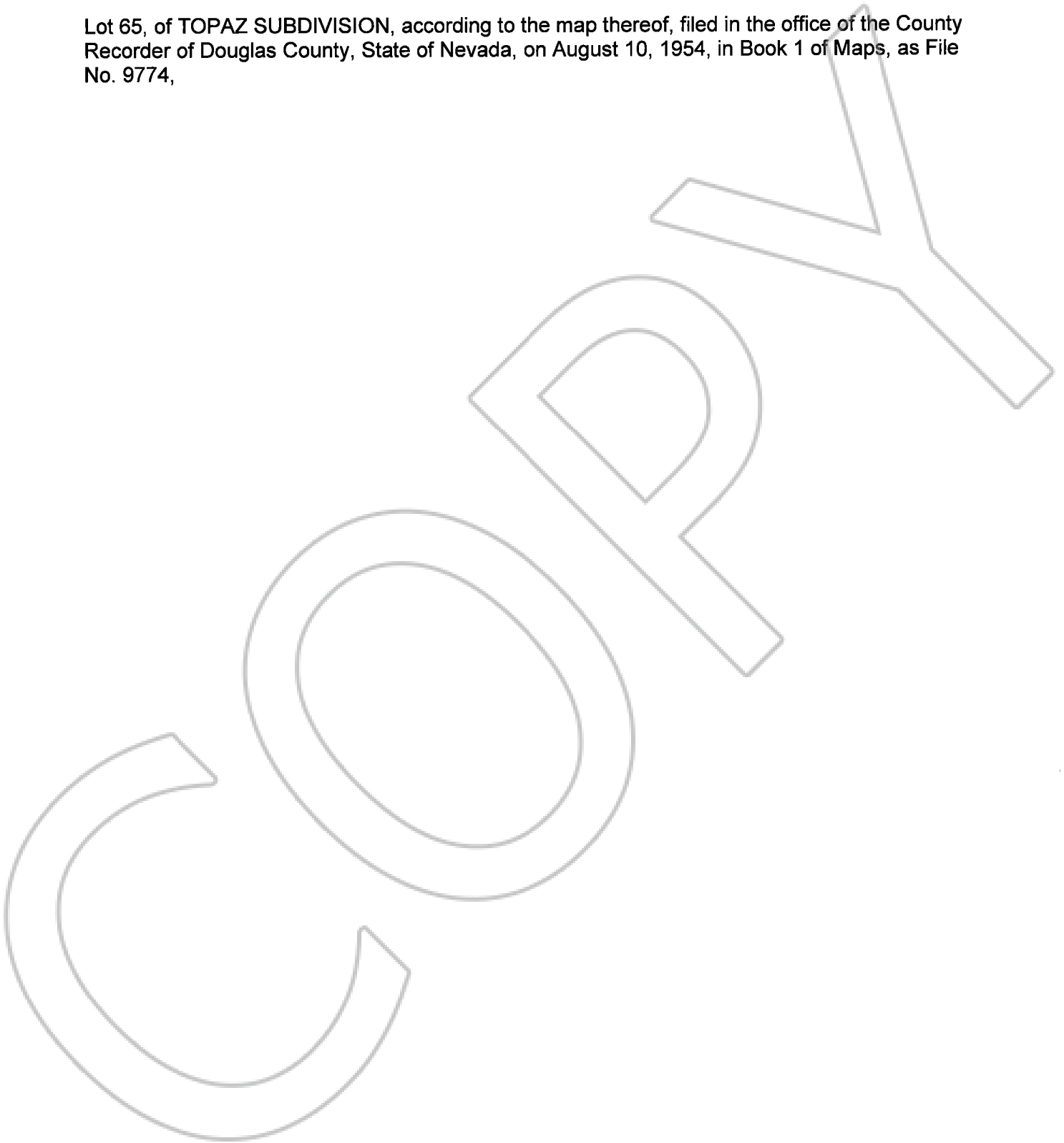


Exhibit "A"

Lot 65, of TOPAZ SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954, in Book 1 of Maps, as File No. 9774,



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1022-32-110-008
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|-------------------------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other: _____ (please specify) | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

	<u>\$557,000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$0.00</u>
Transfer Tax Value:	<u>\$557,000.00</u>
Real Property Transfer Tax Due:	<u>\$2,172.30</u>

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 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 [Handwritten Signature] Capacity Grantor/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Ann E Gerlach
 Address: 2005 Goldfield Drive
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Craig Kazuo Tsuji
 Address: 2005 Goldfield Drive
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Toiyabe Title Escrow # TTL-23-2207
 Address: 5496 Reno Corporate Drive
 City: Reno State: NV Zip: 89511