

DOUGLAS COUNTY, NV **2023-994096**
 RPTT:\$1696.50 Rec:\$40.00
 \$1,736.50 Pgs=2 **02/22/2023 01:42 PM**
 STEWART TITLE COMPANY - NV
 SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1420-18-110-003
R.P.T.T.	\$1,696.50
File No.:	1929310 KDJ
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Colin Nakano	
814 Amador Court	
Carson City, NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Warren T. Hull, Trustee of the Warren T. Hull Revocable Living Trust dated June 26, 1993, and any amendments thereto and Merna L. Hull, Trustee of the Merna L. Hull Revocable Living Trust, dated June 26, 1993, and any amendments thereto, as tenants in common, each as to an undivided 50% interest** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Colin Nakano, a single man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 27, in Block D, as set forth on Final Map No. 1011-2B entitled VALLEY VISTA ESTATES 2, PHASE 2B, filed for record in the office of the Douglas County Recorder on December 15, 2000, Book 1200, Page 3005, Document No. 505139, Official Records, and by Certificate of Amendment filed for record on May 21, 2001 in Book 501, Page 5657, as Document No. 514509, Official Records.

*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.

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: 2/14/23

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

Warren T. Hull Revocable Living Trust dated June 26, 1993, and any amendments thereto

By: Warren T. Hull
Warren T. Hull, Trustee

Merna L. Hull Revocable Living Trust dated June 26, 1993, and any amendments thereto

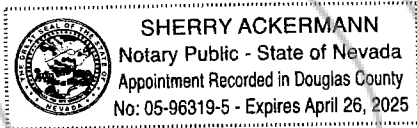
By: Merna L. Hull
Merna L. Hull, Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 16 day of February, 2023
By: Warren T. Hull, Trustee of the Warren T. Hull Revocable Living Trust dated June 26, 1993,, any amendments thereto, Merna L. Hull, Trustee of the Merna L. Hull Revocable Living Trust, dated June 26, 1993,, and any amendments thereto.

Signature: Sherry Ackermann
Notary Public

My Commission Expires: 4-26-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-18-110-003
 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 \$ 435,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 435,000.00
 d. Real Property Transfer Tax Due \$ 1,696.50

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 [Handwritten Signature] Capacity _____ Agent _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Warren T. Hull, Trustee of the Warren T. Hull Revocable Living Trust dated June 26, 1993,, any amendments thereto, Merna L. Hull, Trustee of the Merna L. Hull Revocable Living Trust, dated June 26, 1993,, and any amendments thereto
 Address: 1340 Burro Ct.
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Colin Nakano
 Address: 814 Amador Court
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1929310 KDJ
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701