

DOUGLAS COUNTY, NV

2023-997834

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

06/22/2023 03:06 PM

SIGNATURE TITLE - ZEPHYR COVE

SHAWNYNE GARREN, RECORDER

E05

A.P.N.: 1418-34-211-004

RECORDING REQUESTED BY:

Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Anna Shay Kamegawa
Po Box 10973
Zephyr Cove NV 89448

Escrow No.: ZC3556-JL

RPTT \$0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Hideyuki Kamegawa, a married man and spouse of the grantee

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Anna Shay Kamegawa, a married woman as her sole and separate property

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

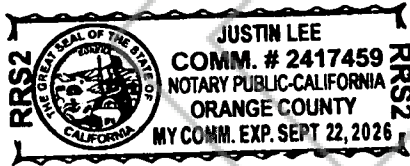
Hideyuki Kamegawa
Hideyuki Kamegawa

J.L.
STATE OF ~~NEVADA~~ California } ss:
COUNTY OF Orange

This instrument was acknowledged before me on June 15, 2023

by Hideyuki Kamegawa

J Lee (seal)
Notary Public



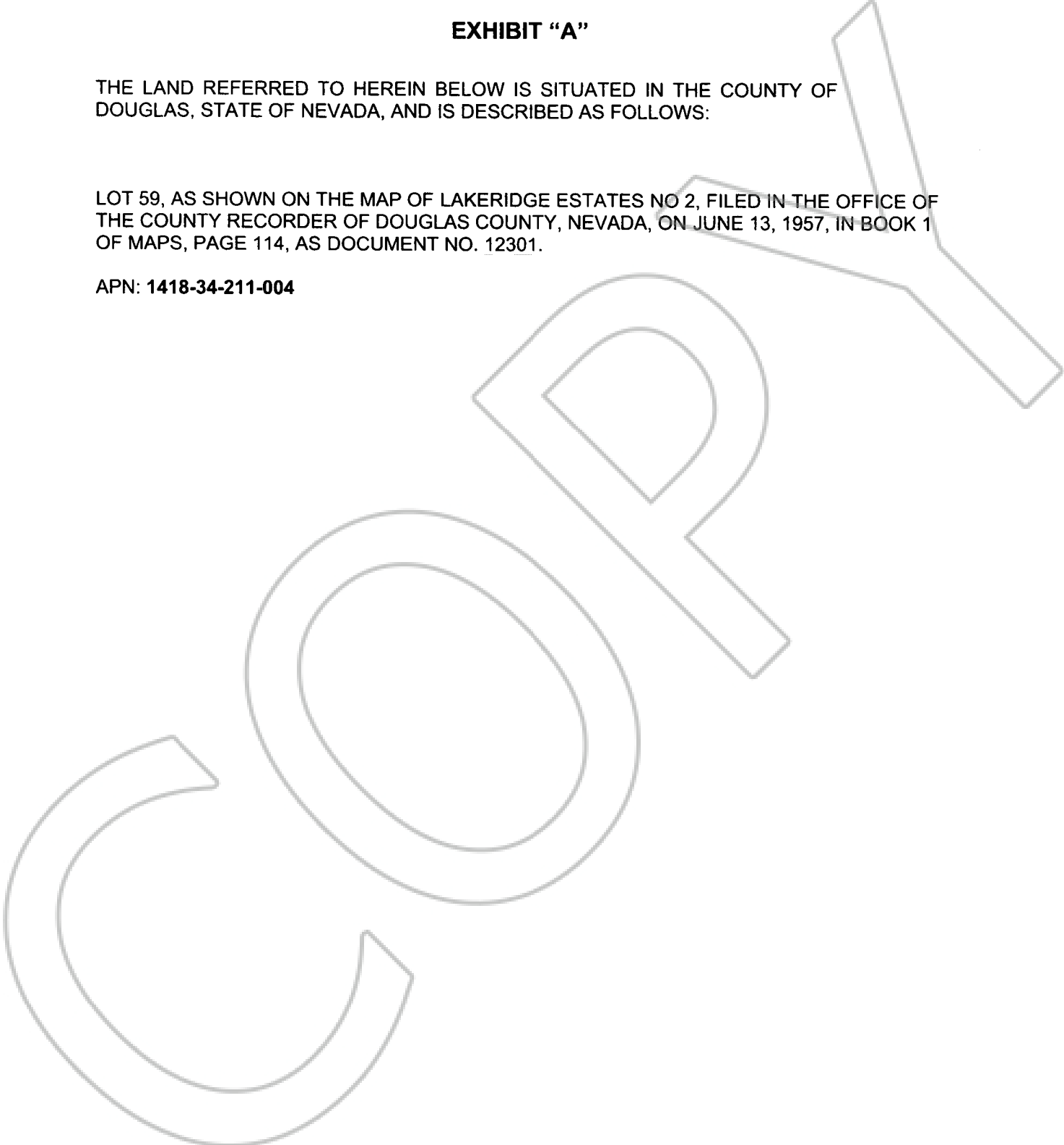
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOT 59, AS SHOWN ON THE MAP OF LAKERIDGE ESTATES NO 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 13, 1957, IN BOOK 1 OF MAPS, PAGE 114, AS DOCUMENT NO. 12301.

APN: 1418-34-211-004



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1418-34-211-004 _____
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$00.00
 Transfer Tax Value \$00.00
 Real Property Transfer Tax Due: \$00.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: 3 transfer between spouses without consideration _____

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 Hideyuki Kamegawa Grantor _____
 Signature _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Hideyuki Kamegawa
 Address: 17 RAINBOW RD
IRVINE, CA 92603

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Anna Shay Kamegawa
 Address: PO BOX 10973
ZEPHYR COVE NV 89448

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

Print Name: Signature Title Company LLC Escrow #: ZC3556-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED