DOUGLAS COUNTY, NV

RPTT:\$3022.50 Rec:\$40.00

05/23/2024 02:33 PM

2024-1008469

\$3,062.50 Pgs=3 TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1420-34-302-001

Order No.: TTR2400264-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

JOHN RICHARD ALLEN and KIMBERLY B. ALLEN, Trustees of THE 2001 ALLEN FAMILY TRUST DATED DECEMBER 31, 2001 2687 Kayne Ave Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$3,022.50

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Flynn Matsumura and Dawn Matsumura, Trustees of Matsumura Family Trust

do(es) hereby GRANT, BARGAIN AND SELL to

JOHN RICHARD ALLEN and KIMBERLY B. ALLEN, Trustees of THE 2001 ALLEN **FAMILY TRUST DATED DECEMBER 31, 2001**

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

- 1. All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR GRANT BARGAIN SALE DEED

Pated: May 21 2024

Flynn Matsumura and Dawn Matsumura, Trustees of Matsumura Family Trust

BY: Lynn Matsumura

Flynn Matsumura, Trustee

BY: Dawn Matsumura, Trustee

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 21 day of May 12024, by

Flynn Matsumura a Dawn Matsumura

Notan Public

[SEAL]

SHAWNA KENNEDY

Notary Public - State of Nevada Appointment Recorded in Lyon County No: 22-6642-12 - Expires December 1, 2025

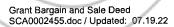
EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 1420-34-302-001

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

Lot 17 of ARTEMISIA SUBDIVISION, being the Southwest 1/4 of Section 34, Township 14 North, Range 20 East, M.D.B.&M., filed in the Office of the County Recorder of Douglas County, State of Nevada, on August 10, 1959, as File No. 14758, Official Records.



NV-CT-FARE-01313.421007-TTR2400264

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor's Parcel Number(s) a. 1420-34-302-001 b.					
						\ \
	c					\ \
	d.					\ \
2.		of Property:				\ \
			b. 🗷 Single Fam. Res.	FOR RECO	DDEDS OPTIO	NAL USE ONLY
		Condo/Twnhse	d. \square 2-4 Plex		KDEKS OF TIO	
		Apt. Bldg	f. Comm'l/Ind'l	Date of Rec		_ 1 ugu.
			h. Mobile Home	Notes:	orumg	
	g. L	Agricultural Other	n. 🗀 Moone Home			
3.	a. Total Value/Sales Price of Property			\$ 775,000.00		
	b. Deed in Lieu of Foreclosure Only (value of proper			rty) (/)		
	c. Transfer Tax Value:			\$ 775,000.00		
	d. Real Property Transfer Tax Due			\$ 3,022.50	1 1	
4.		emption Claimed:				
	a. Tr	ansfer Tax Exemption	on per NRS 375.090, Section	NONE_		
	b. Ex	plain Reason for Ex	emption:			
5.	Partial Interest: Percentage being transferred: 100.00%					
Th	e unde	rsigned declares and	acknowledges, under penalty	of perjury, pur	suant to NRS 37	5.060
			ormation provided is correct t			
			mentation if called upon to su			
			that disallowance of any clair			
			in a penalty of 10% of the tax			
ю	NKS 3	75.030, the Buyer an	d Seller shall be jointly and so	everally mable	ior any additiona	i amount owed.
Sig	gnature	- His	Course	_ Capacity: A	gent	
SELLER (GRANTOR) INFORMATION				BUYER (GRANTEE) INFORMATION		
	-	(REQUIRED)			(REQUIR	ED)
p_r^{\prime}	int Nan	ne: Flynn Matsumuu	ra and Dawn Matsumura,	Print Name:	JOHN RICH	ARD ALLEN and
			sumura Family Trust	Tille I valle.		. ALLEN, Trustees of
		11400000 0111141			THE 2001	ALLEN FAMILY
						ED DECEMBER 31,
			^		2001	
Address: 1180 Westhaven Ave				Address: 26	687 Kayne Ave	
City: Carson City				City: Minden		
Sta	ate: N	<i>V</i>	Zip: 89701	State: NV		Zip: 89423-9291
<u>C(</u>	OMPA	NY/PERSON REQ	<u>UESTING RECORDING (I</u>	Required if no	t seller or buyer	2
Print Name: Ticor Title of Nevada, Inc.				Escrow#	TTR2400264	
-	ldress:	1483 US Hwy 39	1.0			
Ci	ty:	Gardnerville		State: NV		Zip: 89410