

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**

Dated: May 21 2024

Flynn Matsumura and Dawn Matsumura, Trustees of Matsumura Family Trust

BY: Flynn Matsumura

Flynn Matsumura, Trustee

BY: Dawn Matsumura

Dawn Matsumura, Trustee

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 21 day of May,
2024, by

Flynn Matsumura & Dawn Matsumura

Shawna Kennedy
Notary Public

[SEAL]



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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1420-34-302-001
 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 \$ 775,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 775,000.00
 d. Real Property Transfer Tax Due \$ 3,022.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section NONE
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00%

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 *[Signature]* Capacity: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Flynn Matsumura and Dawn Matsumura,
Trustees of Matsumura Family Trust

Address: 1180 Westhaven Ave
 City: Carson City
 State: NV Zip: 89701

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

Address: 2687 Kayne Ave
 City: Minden
 State: NV Zip: 89423-9291

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

Print Name: Ticor Title of Nevada, Inc.
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville

Escrow # TTR2400264
 State: NV Zip: 89410