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SHAWNYNE GARREN, RECORDER

E07

FILED AT THE REQUEST OF:
WHEN RECORDED RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

MAIL ALL TAX STATEMENTS TO:
1348 KIMMERLING RD TRUST
3225 MCLEOD DRIVE, SUITE 777
LAS VEGAS, NEVADA 89121
PARCEL NO.: 1220-21-510-024

This space reserved for Recorder's use

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That the grantor, **Chad Kekoa Nakagawa and Christine Nakagawa**, husband and wife, in consideration of ten and 00/100 dollars, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey to the Grantee, **1348 Kimmerling Rd Trust, dated May 3, 2023, Aloha Future Investments, LLC, a Wyoming limited liability company, its successor or successors in interest, as Trustee**, all that real property situate in the County of Douglas, State of Nevada, described as follows:

Legal description attached hereto as Exhibit "A" and incorporated herein by this reference.

SUBJECT TO:

1. Taxes for the current fiscal year.
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

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

Dated this 12 day of July, 2024

[Signature]
Chad Kekoa Nakagawa

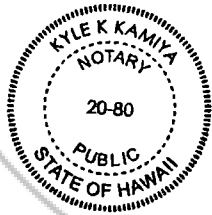
[Signature]
Christine Nakagawa

Acknowledgement

State of Hawaii)
City of Honolulu)ss.
County of Honolulu)

On July 12, 2024, before me, Kyle K. Kamiya, a Notary Public, personally appeared, Chad Kekoa Nakagawa and Christine Nakagawa, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



[Signature]
Notary Public

My Commission Expires 03/22/2028

Doc. Date: 07/12/2024 # Pages: 3
Notary Name: Kyle K. Kamiya 1st Circuit
Doc. Description: Grant, Bargain
Sale Deed

[Signature] 07/12/2024
Notary Signature Date

NOTARY CERTIFICATION

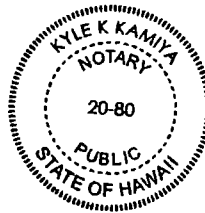


EXHIBIT "A"
Legal Description

THE FOLLOWING DESCRIBED PARCEL OF LAND, AND IMPROVEMENTS AND APPURTENANCES THERETO IN THE COUNTY OF DOUGLAS, STATE OF NEVADA TO WIT:

LOT 127, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 29, 1973, IN BOOK 573, PAGE 1028, AS FILE NO. 66512.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-21-510-024
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input checked="" 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 |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust J</u>	

- 3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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 [Signature] Capacity: Grantor / Seller
 Signature [Signature] Capacity: Grantee / Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Chad Kekoa Nakagawa and Christine Nakagawa
 Address: 94-374 Kamalei Street
 City: Mililani
 State: Hawaii Zip: 96789

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: 1348 Kimmerling Rd Trust, dated May 3, 2023*
 Address: 3225 McLeod Drive, Suite 777
 City: Las Vegas
 State: Nevada Zip: 89121

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Anderson Business Advisors, PLLC
 Address: 732 Broadway, Suite 201
 City: Tacoma

Escrow # _____
 State: WA Zip: 98402

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*Aloha Future Investments, LLC, a Wyoming limited liability company, its successor or successors in interest, as Trustee.