

14

**AFTER RECORDING RETURN TO:**

Sharpe & Associates  
4925 Greenville Avenue, Ste. 675  
Dallas, TX 75206

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 1 Fee: 14.00  
BK-0407 PG- 6352 RPTT: # 7

**MAIL TAX STATEMENTS:**

Mr. and Mrs. Anthony J. Varrichio  
5829 Red Wolf Lane  
Plano, TX 75093  
APN: 1418-15-110-011



Space Above This Line for Recorder's Use Only

**Warranty Deed**

STATE OF NEVADA

§  
§  
§

Know all People by these Presents:

COUNTY OF DOUGLAS

THAT **Anthony J. Varrichio and his wife Sherrie K. Varrichio**, of the City of Plano, County of Collin, State of Texas, Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee named below, the receipt and sufficiency of which are acknowledged by Grantor, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY to Anthony J. Varrichio and Sherrie K. Varrichio, as Co-Trustees of the **Varrichio Revocable Trust**, Grantee, whose address is 5829 Red Wolf Lane, Plano, Collin County, Texas 75093, the property located in Douglas County, State of Nevada, and more particularly described as follows: Lot 21 as shown on the second amended map of Uppaway Estates recorded February 6, 1981 in Book 281 at Page 768, Official Records of Douglas County, State of Nevada as Document No. 53353. APN 01-100-570

This conveyance is subject to the following: (1) All instruments of record affecting the Property other than liens or conveyances of the surface estate; (2) All unrecorded easements and rights-of-way; (3) The rights of any party or parties who are or have been in physical possession of any part of the Property or who claim under any right of prescription; (4) Any vacancies, conflicts in boundaries or discrepancies in area; (5) Any rights of adjacent owners; (6) Any obligations or restrictions imposed on the Property by any governmental authority; (7) Any unpaid taxes and any assessments for the current year or any prior year imposed after the date of this conveyance.

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the rights and appurtenances belonging in any way to the Property, subject to the provisions stated above, to Grantee, its successors and assigns forever, and Grantor binds herself and her personal representatives, successors, and assigns to warrant and forever defend all and singular the Property to Grantee and her successors and assigns against every person lawfully claiming or to claim all or any part of the Property, subject to the provisions stated above.

Executed this 8 day of March, 2007.

Anthony J. Varrichio, Grantor

Sherrie K. Varrichio, Grantor

**ACKNOWLEDGMENT**

BEFORE ME, the undersigned Notary Public, personally appeared **Anthony J. Varrichio and Sherrie K. Varrichio**, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 8 day of March, 2007.

Notary Public, in and for the State of Texas

