

APN:1319-19-212-063

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

Signed: Jennifer Landers

Prepared by: Jennifer Montante Vigneri, Esq. – Nevada Bar No.: 11846
Require Real Estate Solutions, LLC
5029 Corporate Woods Drive, Suite 225, Virginia Beach, VA 23462

Return to: Title365-Coraopolis, 345 Rouser Road, Suite 201, Coraopolis, PA 15108
File No. OS3220-19001633

Mail Tax Statement to:

Sylvester Arcaro and Kathy Lynn Arcaro, 227 South Benjamin Drive #A, Stateline, NV 89449

Tax No.: 1319-19-212-063

WARRANTY DEED

That I/we, SYLVESTER ARCARO, Authorized Co-Trustee of the ARCARO FAMILY TRUST U/A dated May 17, 2018, the undersigned (herein referred to as Grantor, whether one or more), do hereby warrant and convey to SYLVESTER ARCARO and KATHY LYNN ARCARO, Co-Trustees of the ARCARO FAMILY TRUST U/A dated May 17, 2018, in fee simple, (herein referred to collectively as Grantee) and do by these presents, Grantor hereby grants, bargains, sells and conveys unto Grantee all right, title and interest in that certain property situated in the City/Town of Stateline, County of Douglas, State of Nevada, to-wit:

Parcel A, as set forth on the Parcel Map of Lot 527, of the of Summit Village for Richard B. Jabor, recorded September 24, 1980, in Book 980, Page 1966, Document No. 48925, Official Records of Douglas County, State of Nevada.

Being the same property conveyed from Marie L. Del Pozo, an unmarried woman, to Sylvester Arcaro, Authorized Co-Trustee of the Arcaro Family Trust dated May 17, 2018, by Grant, Bargain, Sale Deed dated September 28, 2018, and recorded October 11, 2018, in Instrument Number 2018-920785, in the Office of the County Recorder of Douglas County, Nevada.

Commonly known as: 227 South Benjamin Drive #A, Stateline, NV 89449

SUBJECT TO: 1. Current taxes and other assessments:
 2. Covenants, conditions, Reservations, Rights, Right of Way, and Easements now of record.

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

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

TO HAVE AND TO HOLD to the said Grantee, in fee simple, their heirs, personal representatives, executors and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantee herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other then the heirs and assigns of the Grantee herein shall take as tenants in common.

This deed is exempt from the Affidavit and Fee Requirement under N.R.S. §375.090(1).

WITNESS, Grantor's hand, this the 28 day of March, 2019.

SYLVESTER ARCARO, Authorized Co-Trustee of
the ARCARO FAMILY TRUST U/A dated May
17, 2018

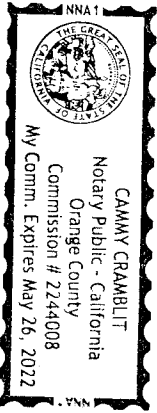
By: [Signature] (seal)
SYLVESTER ARCARO, Authorized Co-Trustee

ACKNOWLEDGEMENT

STATE OF California
COUNTY OF Orange to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SYLVESTER ARCARO, as Authorized Co-Trustee of the ARCARO FAMILY TRUST U/A dated May 17, 2018, with full authority on behalf of said Trust, has acknowledged the same before me in the County and State aforesaid, on this 28 day of March, 2019.


Notary Public
My Commission Expires: 5/26/22



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-19-212-063
 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: Verified Trust ~A.B. 4/5/19	

3. a. Total Value/Sales Price of Property \$ 0.00
 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 07
 b. Explain Reason for Exemption: Transfer with out consideration to or from a trust

5. Partial Interest: Percentage being transferred: 100.0 %
 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 Jennifer Lander Capacity: Agent on behalf of grantor

Signature Jennifer Lander Capacity: Agent on behalf of grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sylvester Arcaro, co-tustee
 Address: 227 South Benjamin Drive #A
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED) *Trustees*

Print Name: Sylvester Arcaro & Kathy Lynn Arcaro
 Address: 227 South Benjamin Drive #A
 City: Stateline
 State: NV Zip: 89449

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

Print Name: Visionet Systems, Inc
 Address: 183 Industry Drive
 City: Pittsburgh

Escrow # OS3220-19001633
 State: PA Zip: 15275

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED