

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

Signed: Shannon Bailey

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. OS3290-19010800

Mail Tax Statement to: Mark Randolph Pipho and Suzanne Marie Pipho
1001 Ridgeview Drive, Carson City, NV 89705

Tax No.: 1420-08-211-070

WARRANTY DEED

That I/we, MARK RANDOLPH PIPHO and SUZANNE MARIE PIPHO, Trustees of "THE PIPHO FAMILY 2019 TRUST," dated February 28, 2019, the undersigned (herein referred to as Grantor, whether one or more), do hereby warrant and convey to MARK RANDOLPH PIPHO and SUZANNE MARIE PIPHO, husband and wife, as joint tenants with the right of survivorship, (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 Carson City, County of Douglas, State of Nevada, to-wit:

Lot 8 in Block G as set forth in the Final Map of Sunridge Heights, Phases 4 and 5A, a Planned Unit Development, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on July 1, 1994 in Book 794, Page 1, Document No. 340968.

Being the same property conveyed from Mark Pipho and Suzanne Pipho, husband and wife as community property with right of survivorship to Mark Randolph Pipho and Suzanne Marie Pipho, Trustees of "The Pipho Family 2019 Trust," dated February 28, 2019 by deed dated February 28, 2019 and recorded April 3, 2019 in Instrument No. 2019-927440, in the Office of the County Recorder of Douglas County, Nevada.

Commonly known as: 1001 Ridgeview Drive, Carson City, NV 89705

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, as joint tenants with the right of survivorship, 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(7).

WITNESS, Grantor's hand, this the 13th day of September, 2019.

MARK RANDOLPH PIPHO, Trustee of "THE PIPHO FAMILY 2019 TRUST," dated February 28, 2019

By: [Signature] TRUSTEE (seal)
MARK RANDOLPH PIPHO, Trustee

SUZANNE MARIE PIPHO, Trustee of "THE PIPHO FAMILY 2019 TRUST," dated February 28, 2019

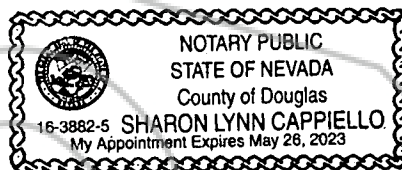
By: [Signature] Trustee (seal)
SUZANNE MARIE PIPHO, Trustee

ACKNOWLEDGEMENTS

STATE OF Nevada
COUNTY OF Douglas to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARK RANDOLPH PIPHO, as Trustee of "THE PIPHO FAMILY 2019 TRUST," dated February 28, 2019, with full authority on behalf of said Trust, has acknowledged the same before me in the County and State aforesaid, on this 13 day of September, 2019.

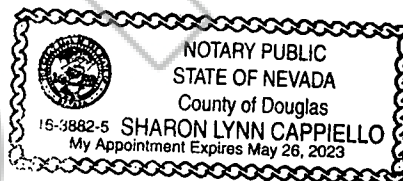
Sharon Lynn Cappiello
Notary Public
My Commission Expires: May 26, 2023



STATE OF Nevada
COUNTY OF Douglas to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SUZANNE MARIE PIPHO, as Trustee of "THE PIPHO FAMILY 2019 TRUST," dated February 28, 2019, with full authority on behalf of said Trust, has acknowledged the same before me in the County and State aforesaid, on this 13th day of September, 2019.

Sharon Lynn Cappiello
Notary Public
My Commission Expires: May 26, 2023



ACCEPTANCE OF JOINT TENANCY

We the undersigned do hereby accept ownership of this property as Joint Tenants with Right of Survivorship, and do so indicate our acceptance by our signatures undersigned.

[Signature]
MARK RANDOLPH PIPHO

[Signature]
SUZANNE MARIE PIPHO

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-08-211-070
 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: Trust OR BE

3. a. Total Value/Sales Price of Property \$ 315,000.00
 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 7
 b. Explain Reason for Exemption: transfer out of trust - no consideration

5. Partial Interest: Percentage being transferred: 100 %
 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 Schannon Bailey Capacity: agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Mark Randolph Pipho and Suzanne Marie Pipho
 Address: 1001 Ridgeway Dr.
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Mark Randolph Pipho and Suzanne Marie Pipho
 Address: 1001 Ridgeway Dr.
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Title365 Escrow # 3290-19010800
 Address: 345 Rouser Road Bldg. 5
 City: Coraopolis, PA 15108 State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED