

DOUGLAS COUNTY, NV **2021-964614**  
RPTT:\$2145.00 Rec:\$40.00  
\$2,185.00 Pgs=2 **03/31/2021 02:10 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1319-19-212-063  
R.P.T.T.: \$2,145.00  
Escrow No.: 21014641-DR  
When Recorded Return To:  
Kyle Dwight Warren  
5969 Larchwood Ave  
San Diego, CA 92120

Mail Tax Statements to:  
Kyle Dwight Warren  
5969 Larchwood Ave  
San Diego, CA 92120

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Sylvester Arcaro and Kathy Lynn Arcaro, Co-Trustees of the Arcaro Family Trust U/A dated May 17, 2018**

do(es) hereby Grant, Bargain, Sell and Convey to

**Kyle Dwight Warren, a single man, as to an undivided 50% interest and Brandon Johnson-Jack, a single man as to an undivided 50% interest, as tenants in common**

all that real property situated in the City of Stateline, County of Douglas, State of Nevada, described as follows:

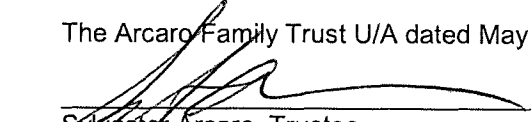
Parcel A, as set forth on the Parcel Map of Lot 527, of the Summit Village for Richard B. Jabor, Recorded September 24, 1980, in Book 980, Page 1966, Document No. 48925, Official Records of Douglas County, State of Nevada.

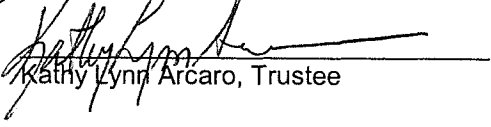
APN: 1319-19-212-063

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

Dated this 29 day of MARCH, 2021.

The Arcaro Family Trust U/A dated May 17, 2018

  
 \_\_\_\_\_  
 Sylvester Arcaro, Trustee

  
 \_\_\_\_\_  
 Kathy Lynn Arcaro, Trustee

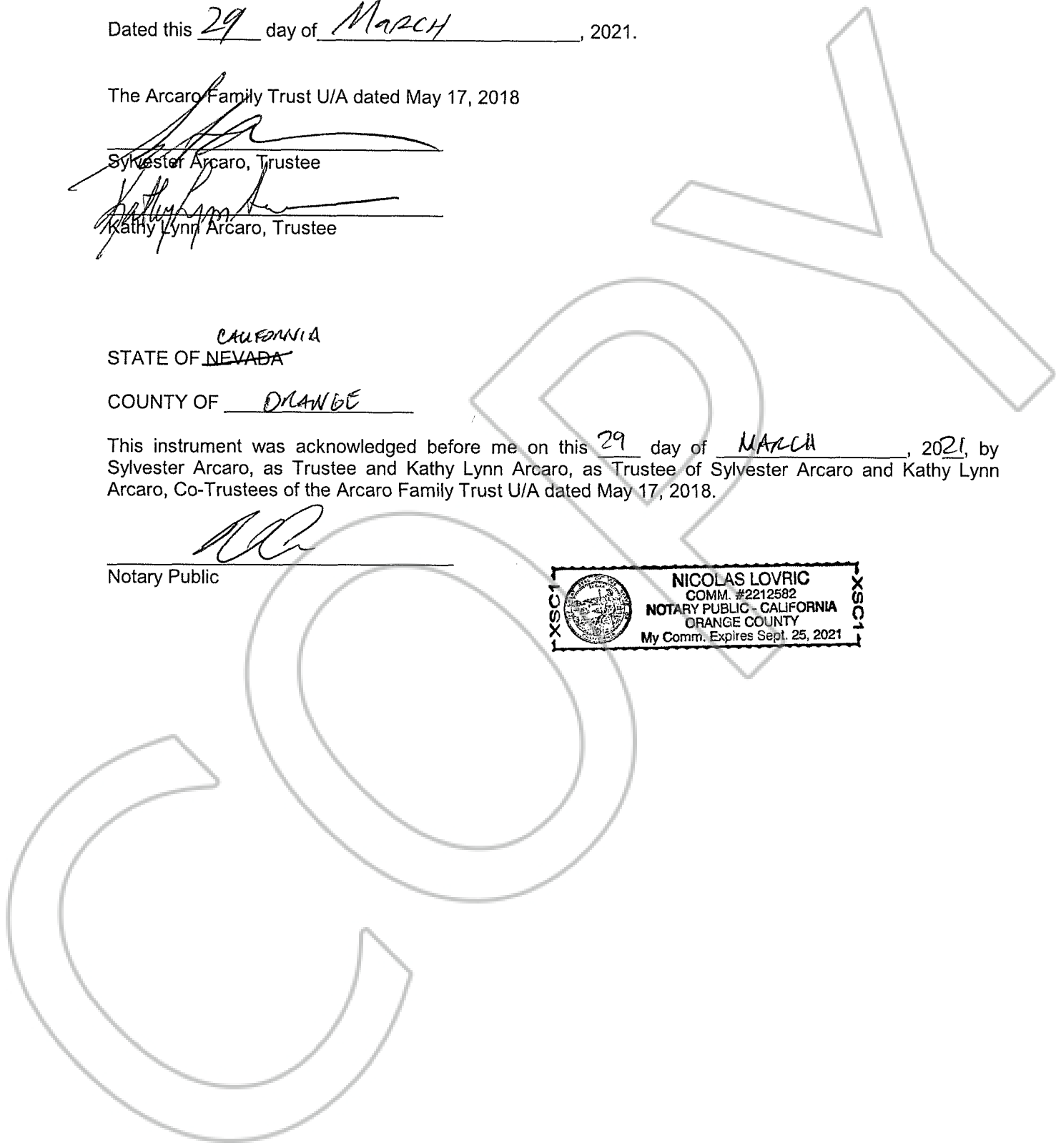
~~CAUFORNIA~~  
 STATE OF ~~NEVADA~~

COUNTY OF ORANGE

This instrument was acknowledged before me on this 29 day of MARCH, 2021, by Sylvester Arcaro, as Trustee and Kathy Lynn Arcaro, as Trustee of Sylvester Arcaro and Kathy Lynn Arcaro, Co-Trustees of the Arcaro Family Trust U/A dated May 17, 2018.

  
 \_\_\_\_\_  
 Notary Public

**NICOLAS LOVRIC**  
 COMM. #2212582  
 NOTARY PUBLIC - CALIFORNIA  
 ORANGE COUNTY  
 My Comm. Expires Sept. 25, 2021



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-19-212-063  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument No.: \_\_\_\_\_  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sale Price of Property: \$550,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$550,000.00  
 d. Real Property Transfer Tax Due: \$2,145.00

**4. IF EXEMPTION CLAIMED:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 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 the 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  
 Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Sylvester Arcaro and Kathy Lynn Arcaro,  
Co-Trustees of the Arcaro Family Trust  
 Address: U/A dated May 17, 2018  
2305 Via Clavel  
 City: San Clemente  
 State: CA      Zip: 92673

Print Name: Brandon Johnson- Jack and Kyle  
Dwight Warren  
 Address: 595 John Muir Drive #403  
 City: San Francisco  
 State: California      Zip: 94132

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21014641-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City      State: NV      Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED