

**APN: 1220-04-516-036**

**RECORDING REQUESTED BY:**

Dean Carboni & Kristin Carboni, Trustees  
 2846 Esaw St.  
 Minden, NV 89423

AFTER RECORDATION, RETURN BY MAIL TO:

Dean Carboni & Kristin Carboni, Trustees  
 2846 Esaw St.  
 Minden, NV 89423



00172149202310000060030031

SHAWNYNE GARREN, RECORDER

E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** On this 30 day of August, 2023, Dean Carboni and Kristin Carboni, Trustees of The Dean and Kristin Carboni Living Trust dated January 20, 2007, does hereby Grant, Bargain, Sell and Convey an undivided 50% interest to Alan James Rosenmiller and Kim Ann Rosenmiller, Trustees of The Alan and Kim Rosenmiller Living Trust dated April 11, 2022, as tenants in common, and to the heirs and assigns of such Grantees forever, their interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

\_\_\_\_\_  
 Dean Carboni, Trustee

\_\_\_\_\_  
 Kristin Carboni, Trustee

STATE OF NEVADA            )  
   ) ss.  
 COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on the 30<sup>th</sup> day of August, 2023, by Dean Carboni and Kristin Carboni.

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

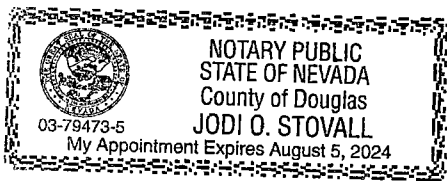


EXHIBIT "A"

PARCEL I:

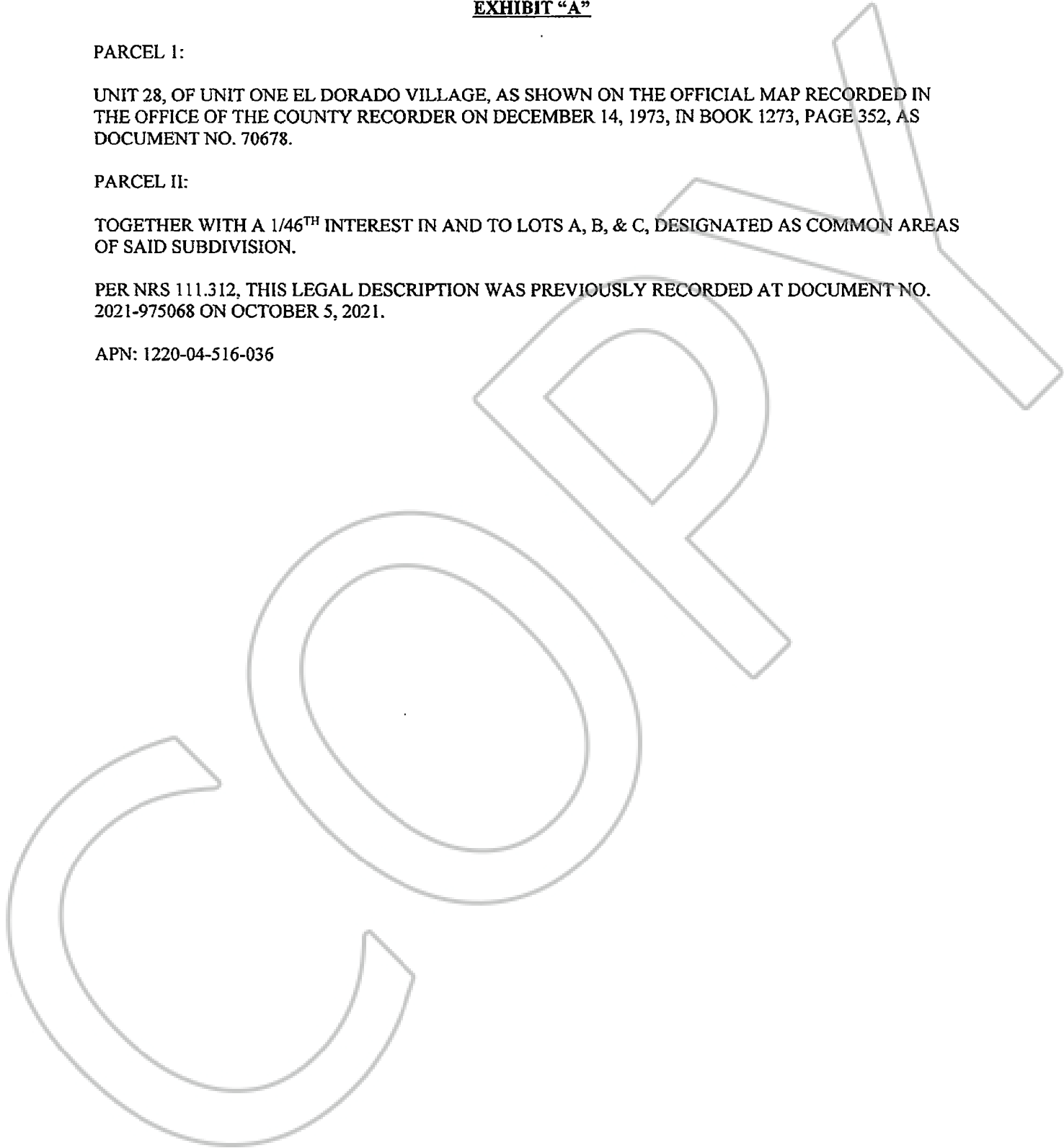
UNIT 28, OF UNIT ONE EL DORADO VILLAGE, AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON DECEMBER 14, 1973, IN BOOK 1273, PAGE 352, AS DOCUMENT NO. 70678.

PARCEL II:

TOGETHER WITH A 1/46<sup>TH</sup> INTEREST IN AND TO LOTS A, B, & C, DESIGNATED AS COMMON AREAS OF SAID SUBDIVISION.

PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED AT DOCUMENT NO. 2021-975068 ON OCTOBER 5, 2021.

APN: 1220-04-516-036



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-04-516-036  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Tracts - J</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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 of title to a trust  
without consideration

5. Partial Interest: Percentage being transferred: 50.00 %

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 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 Agustin Carboni Capacity \_\_\_\_\_ Grantor

Signature [Signature] Capacity \_\_\_\_\_ Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Dean Carboni & Kristin Carboni, Trustees  
 Address: 2846 Esaw St.  
 City: Minden  
 State: NV Zip: 89423

Print Name: Alan James Rosemiller & Kim Ann Rosemiller, TRUSTEES  
 Address: 2846 Esaw St.  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)