

DOUGLAS COUNTY, NV **2023-1001762**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3 10/25/2023 03:46 PM
DURFEE LAW GROUP PLLC
SHAWNYNE GARREN, RECORDER E07

(Recording Required)
This instrument was recorded at the request of:

Durfee Law Group, PLLC
1423 S. Higley Road, Suite 127
Mesa, Arizona 85206

The recording official is directed to return
this instrument or a copy to the above persons.

Space Reserved for Recording Information.

SPECIAL WARRANTY DEED

Effective Date: March 1, 2023	County and State Where Located: Douglas County, Nevada
Grantor (Name, Address, Zip Code): JONATHAN CARDELLA and SARAH CARDELLA, Husband and Wife 2943 N Selkirk Drive Boise, Idaho 83702	Grantee (Name, Address, Zip Code): THE FLOWER CREEK TRUST, Dated March 1, 2023 JONATHAN CARDELLA and SARAH CARDELLA, Trustees 2943 N Selkirk Drive Boise, Idaho 83702
Subject Real Property (Address or Location & Parcel Number): 289 Five Creek Road Gardnerville, Nevada 89460 Tax Parcel #: 1219-15-002-023	Prooved by Persons Whose Initials Appear at Right:

Subject Real Property (Legal Description): Exempt Under NRS § 375.090(7) Without Consideration

As Set Forth in Exhibit "A"

SUBJECT TO current taxes, assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, and restrictions as may appear of record.

The names and address of the current income beneficiaries of the above referenced Trust are: JONATHAN CARDELLA and SARAH CARDELLA, 2943 N Selkirk Drive Boise, Idaho 83702.

SPECIAL WARRANTY DEED (Gardnerville Property)

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For valuable consideration, Grantor conveys to Grantee all rights, title, and interest of Grantor in Subject Real Property and binds Grantor and Grantor's successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

6/30/23
Execution Date

[Signature]
JONATHAN CARDELLA

6-30-23
Execution Date

[Signature]
SARAH CARDELLA

STATE OF IDAHO }
County of Ada } ss.

ACKNOWLEDGMENT
OF TRANSFERORS

On this date, June 30, 2023, the foregoing instrument was acknowledged before me by JONATHAN CARDELLA and SARAH CARDELLA, by means of physical appearance online notarization, who acknowledged that they are the persons named herein and that they executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

3/18/25
Notary Expiration Date

[Signature]
Notary Public



EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 5, in Block 2 as set forth on that certain Planned Unit Development 2014-1 of JOB'S PEAK RANCH UNIT 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 13, 1997 in Book 697 at Page 3042 as Document NO. 415114, Official Records and by Certificate of Amendment recorded February 5, 1999, in Book 299, at Page 1198 as Document No. 460418, Official Records.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1219-15-002-023
 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: 10/25/23 Trust Ok~A.B.

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer to trust without 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 [Signature] Capacity: Paralegal at Durfee Law Group
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Jonathan and Sarah Cardella
 Address: 2943 N Selkirk Drive
 City: Boise
 State: Idaho Zip: 83702

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The Flower Creek Trust
 Address: 2943 N Selkirk Drive
 City: Boise
 State: Idaho Zip: 83702

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Durfee Law Group, PLLC Escrow // _____
 Address: 1423 S Higley Road, Suite 127
 City: Mesa State: Arizona Zip: 85206

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED