

A.P.N. No.:	1220-16-116-016
R.P.T.T.	\$0.00
Recording Requested By:	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
FNS Revocable Trust Agreement and CGS Revocable Trust Agreement	
P.O. Box 1225	
Minden, NV 89423	



SHAWNYNE GARREN, RECORDER E07

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **FNS Properties LLC, a Nevada limited liability company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Frank Scharo, Trustee of the FNS Revocable Trust Agreement, dated May 20, 2008 and Camille Gardner Scharo, Trustee of the CGS Revocable Trust Agreement, dated May 20, 2008,** all that real property situated in the County of Lyon, State of Nevada, bounded and described as follows:

LOT 16, AS SHOWN ON THE FINAL MAP FOR HIDDEN CREEK, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 11, 1995, IN BOOK 495, AT PAGE 1452, AS DOCUMENT NO. 359824

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: April 14, 2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

FNS Properties LLC, a Nevada limited liability company

By: [Signature]
Frank Scharo, Trustee of the FNS Revocable Trust Agreement dated May 20, 2008, Managing Member

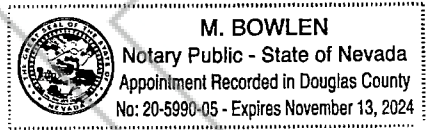
By: [Signature]
Camille Gardner Scharo, Trustee of the CGS Revocable Trust Agreement dated May 20, 2008, Managing Member

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 14th day of April, 2023
By: Frank Scharo, Trustee of the FNS Revocable Trust Agreement dated May 20, 2008, Managing Member of FNS Properties LLC, a Nevada limited liability company and Camille Gardner Scharo, Trustee of the CGS Revocable Trust Agreement dated May 20, 2008, Managing Member of FNS Properties LLC, a Nevada limited liability company.

Signature: [Signature]
Notary Public

My Commission Expires: 11/13/24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-16-116-016
 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: Revocable Trust Agreement

3. a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 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 into Trusts 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 Grantor | Grantee
 Signature [Signature] Capacity Grantee | Grantor

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: FNS Properties LLC
 Address: P.O. Box 1225
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: FNS Revocable Trust
Agreement and CGS Revocable
Trust Agreement
 Address: P.O. Box 1225
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: N Zip: _____