

APN: 1318-15-111-009
R.P.T.T.: \$3,900.00
Escrow No.: 23034868-DR
When Recorded Return To:
Robert P. Giargiari and Joanna V. Giargiari
PO Box 10473
Zephyr Cove, NV 89448

Mail Tax Statements to:
Robert P. Giargiari and Joanna V. Giargiari
PO Box 10473
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sanna L. Torres, Trustee of The Adrian D. Coulter and Martha S. Coulter Revocable Living Trust Agreement, dated February 11, 2005

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

Robert P. Giargiari and Joanna V. Giargiari, husband and wife, as joint tenants with right of survivorship

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

PARCEL 1:

Unit No. 60, of PINEWILD UNIT NO. 2, A Condominium, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on October 23, 1973, in Book 1073, Page 1058, as Document No. 69660.

PARCEL 2:

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel 1 above.

PARCEL 3:

An undivided interest as tenants in common as such interests are set forth and further delineated by percentages in Book 377 on Pages 417 through 421, of the real property description on the Subdivision Map referred to in Parcel 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, recorded March 11, 1974, in Book 374, Page 193 of Official Records, and Supplemental to Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, recorded March 9, 1977, in Book 377, Page 411, of Official Records, as Limited Common Area and thereby allocated to the unit described in Parcel 1 above, excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

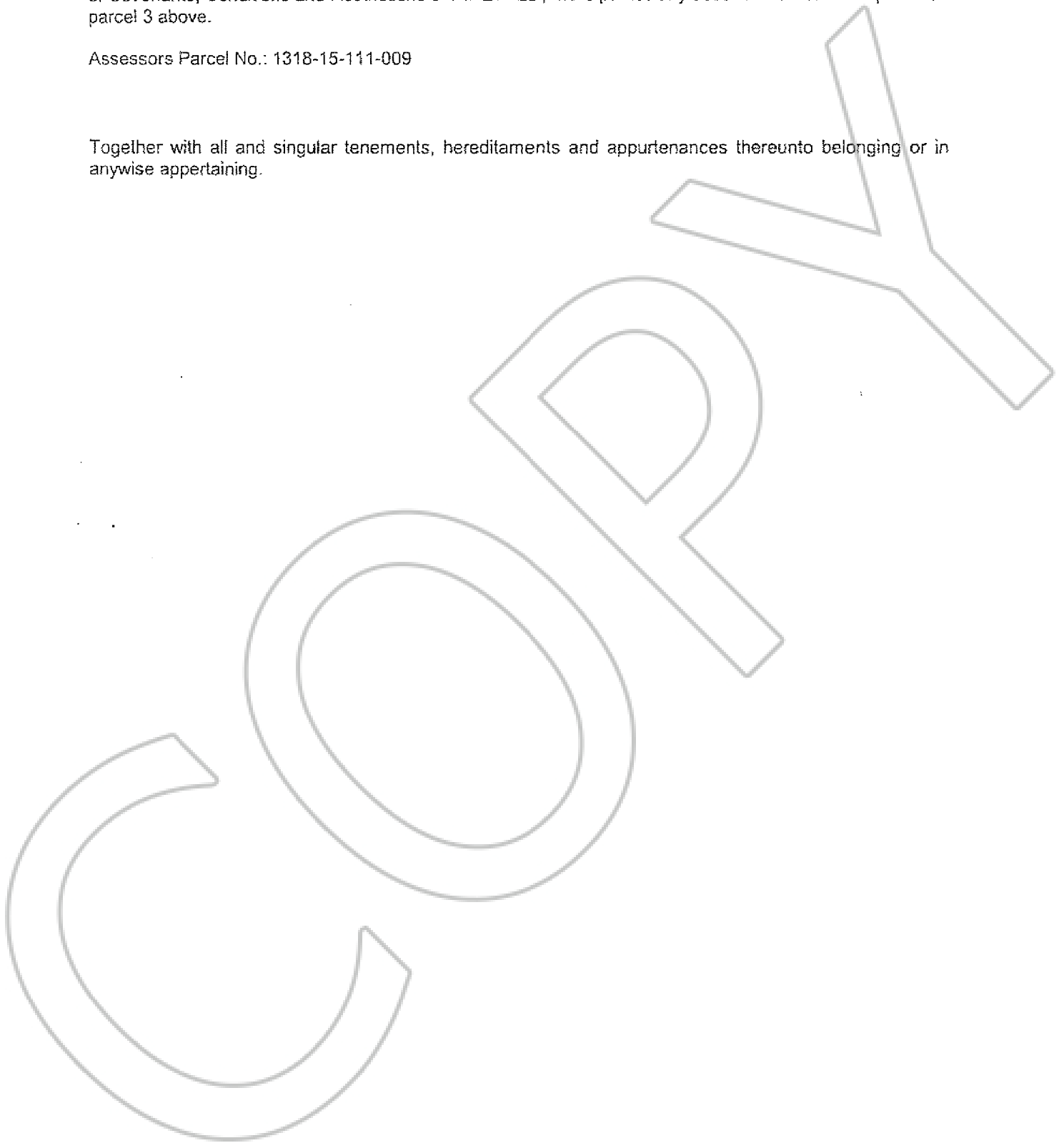
PARCEL 4:

Non-exclusive easements appurtenant to Parcel 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Area defined and set forth in the Declaration

of Covenants, Conditions and Restrictions of PINEWILD, more particularly described in the description of parcel 3 above.

Assessors Parcel No.: 1318-15-111-009

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



Dated this 9 day of June, 2023.

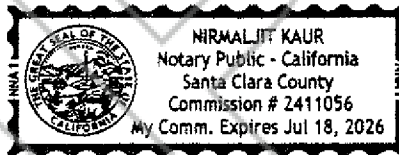
The Adrian D. Coulter and Martha S. Coulter Revocable Living Trust Agreement, dated February 11, 2005

BY: [Signature]
Sanna L. Torres
Trustee

STATE OF ~~NEVADA~~^{NK} California
COUNTY OF Santa Clara

This instrument was acknowledged before me on this 9th day of June, 2023 by Sanna L. Torres, as Trustee of The Adrian D. Coulter and Martha S. Coulter Revocable Living Trust Agreement, dated February 11, 2005.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-15-111-009
 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: \$1,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,000,000.00
 d. Real Property Transfer Tax Due: \$3,900.00

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: _____ Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Sanna L. Torres, Trustee of The Adrian
 D. Coulter and Martha S. Coulter
 Revocable Living Trust Agreement, dated
 Print Name: February 11, 2005
 Address: 6750 Heathfield Drive
 City: San Jose
 State: CA Zip: 95120

Robert P. Giargiari and Joanna V.
 Print Name: Giargiari
 Address: PO Box 10473
 City: Zephyr Cove
 State: Nevada Zip: 89448

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23034868-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703