

APN: 1220-16-116-016

**When Recorded, Mail to:**

Jeffrey Burr, Ltd.  
2600 Paseo Verde Pkwy, Ste. 200  
Henderson, NV 89074

**Mail Tax Statements to:**

Frank Scharo  
Camille G. Scharo  
P.O. Box 1225  
Minden, NV 89423

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That 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, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to FRANK SCHARO, Trustee of the FRANK SCHARO TRUST, dated January 18, 2024, as amended, or restated, or his successors, as to an undivided one-half (1/2) interest, and to CAMILLE GARDNER SCHARO, Trustee of the CAMILLE SCHARO TRUST, dated January 18, 2024, as amended, or restated, or her successors, as to an undivided one-half (1/2) interest, as tenants in common, in 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.**

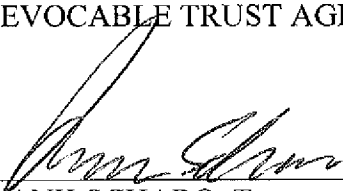
Commonly known as: 1225 Springtime Dr., Gardnerville, NV 89460

GRANTEE'S ADDRESS: FRANK SCHARO TRUST  
CAMILLE SCHARO TRUST  
P.O. Box 1225  
Minden, NV 89423

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness their hands January 18, 2024.

FNS REVOCABLE TRUST AGREEMENT, dated May 20, 2008

By:   
FRANK SCHARO, Trustee

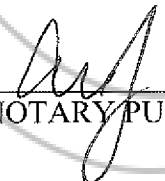
CGS REVOCABLE TRUST AGREEMENT, dated May 20, 2008

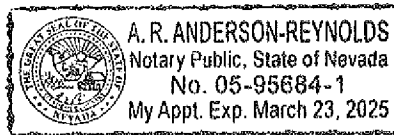
By:   
CAMILLE GARDNER SCHARO, Trustee

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF CLARK         )

On January 18, 2024, before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared FRANK SCHARO and CAMILLE GARDNER SCHARO, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

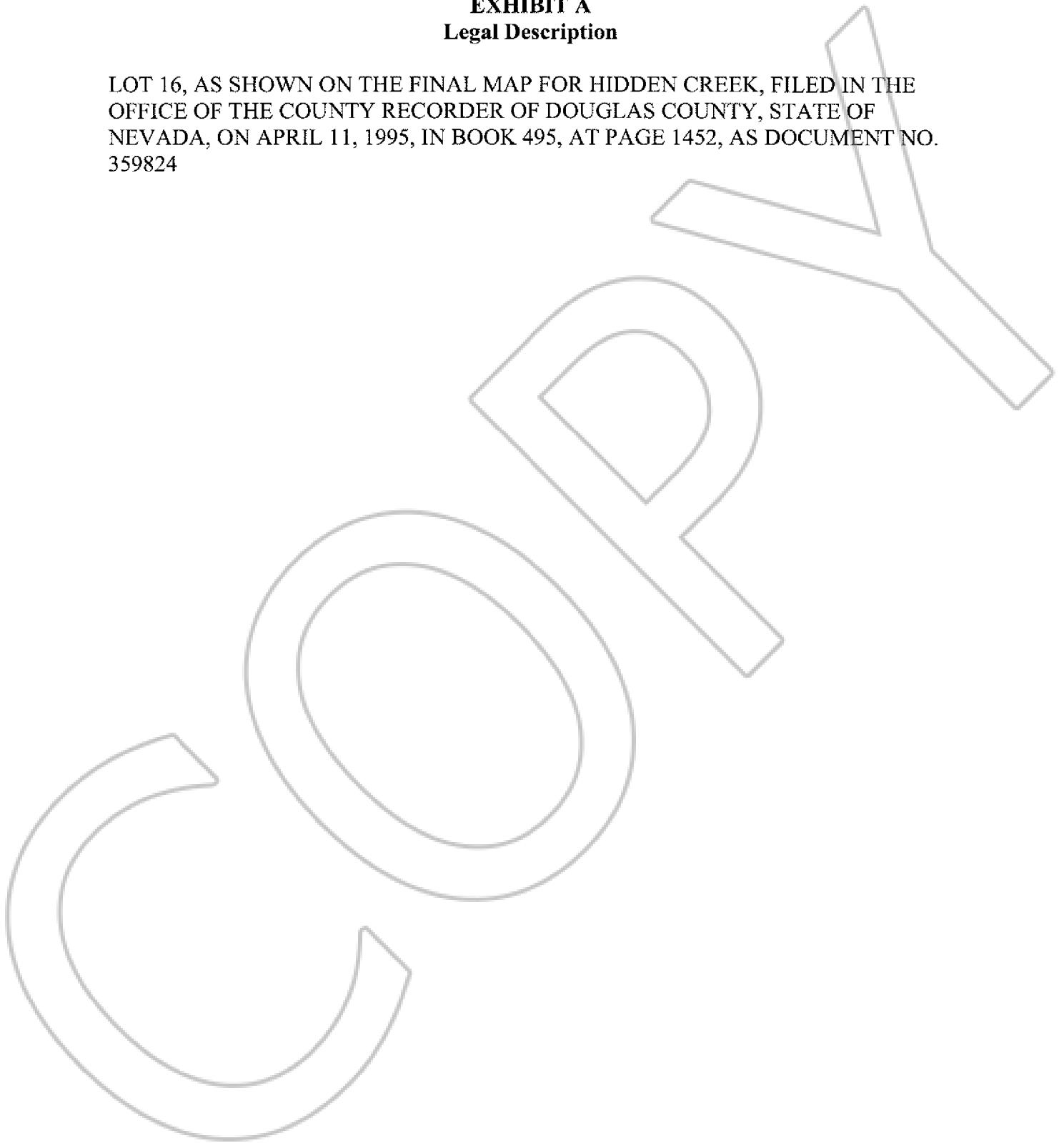
WITNESS my hand and official seal.

  
NOTARY PUBLIC



**EXHIBIT A**  
**Legal Description**

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



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

FOR RECORDER'S OPTION USE ONLY  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: Verified Trust - JS

**1. Assessor Parcel Number(s)**

- a) 1220-16-116-016
- b) \_\_\_\_\_
- c) \_\_\_\_\_

**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

**3. Total Value/Sales Price of Property**

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00  
( \_\_\_\_\_ )  
Transfer Tax Value \$ 0.00  
Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 07
- b. Explain Reason for Exemption: Transfer without consideration to or from a Trust

**5. Partial Interest:** Percentage being transferred: \_\_\_\_\_ %

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 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

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

Print Name: FNS REVOCABLE TRUST  
AGREEMENT and CGS  
REVOCABLE TRUST  
AGREEMENT  
Address: P.O. Box 1225  
City: Minden  
State: NV Zip: 89423

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

Print Name: FRANK SCHARO TRUST  
CAMILLE SCHARO TRUST  
Address: P.O. Box 1225  
City: Minden  
State: NV Zip: 89423

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

Print Name: JEFFREY BURR, LTD. Escrow #: \_\_\_\_\_  
Address: 2600 Paseo Verde Pkwy. #200  
City: Henderson State: Nevada Zip: 89074

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**