

APN: 1220-22-211-033

**When Recorded, Mail to:**

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

**Mail Tax Statements to:**

Mr. James E. Carni and Mrs. Sandra J. Carni  
10803 Niobrara Ave.  
Las Vegas, NV 89166

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That JAMES CARNI and SANDRA CARNI, Husband and Wife, as joint tenants with right of survivorship, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to JAMES E. CARNI and SANDRA J. CARNI, Trustees of the CARNI FAMILY TRUST, dated February 1, 2024, as to an undivided 50% interest, all of their right, title and interest 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: 810 Bluerock Rd. Gardnerville, NV 89460

GRANTEES' ADDRESS: CARNI FAMILY TRUST  
10803 Niobrara Ave.  
Las Vegas, NV 89166

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

Witness their hands February 1, 2024.

James Carni  
JAMES CARNI

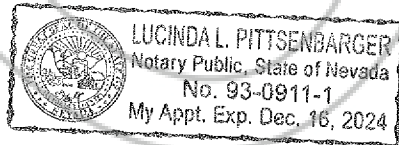
Sandra Carni  
SANDRA CARNI

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF CLARK        )

On February 1, 2024 before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared JAMES CARNI and SANDRA CARNI 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.

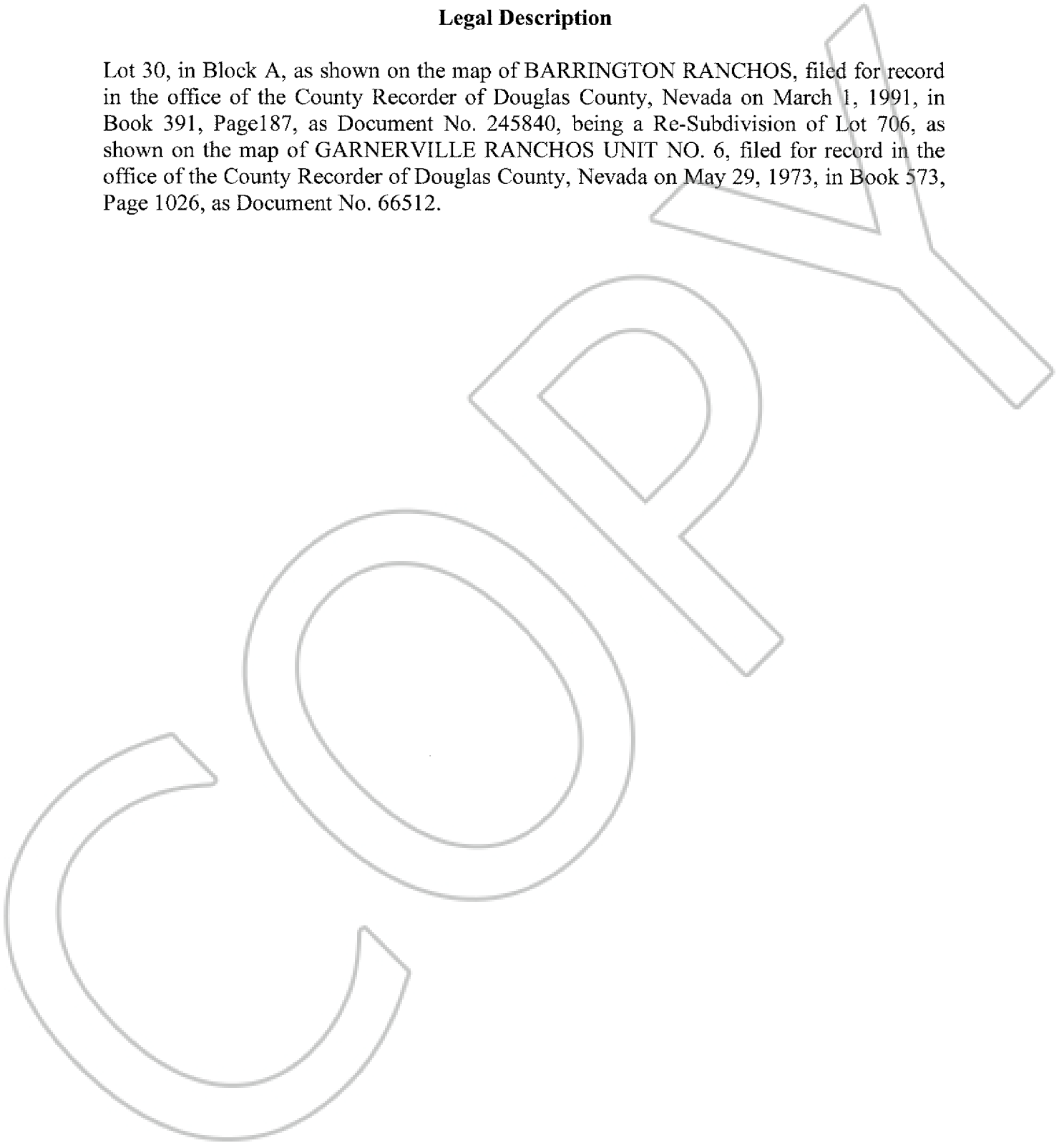
WITNESS my hand and official seal.

Lucinda L. Pittsenbarger  
NOTARY PUBLIC



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

Lot 30, in Block A, as shown on the map of BARRINGTON RANCHOS, filed for record in the office of the County Recorder of Douglas County, Nevada on March 1, 1991, in Book 391, Page 187, as Document No. 245840, being a Re-Subdivision of Lot 706, as shown on the map of GARNERVILLE RANCHOS UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, Nevada on May 29, 1973, in Book 573, Page 1026, as Document No. 66512.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1220-22-211-033
- b) \_\_\_\_\_
- c) \_\_\_\_\_

FOR RECORDER'S OPTION USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: jp trust verified

**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

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

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

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

Print Name: JAMES CARNI and SANDRA CARNI  
Address: 10803 Niobrara Ave.  
City: Las Vegas  
State: NV                      Zip: 89166

Print Name: CARNI FAMILY TRUST  
Address: 10803 Niobrara Ave.  
City: Las Vegas  
State: NV                      Zip: 89166

**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**