

A.P.N.: 1220-22-310-107  
File No: 143-2672512 (et)  
R.P.T.T.: \$2,145.00

When Recorded Mail To: Mail Tax Statements To:  
Timothy G. Eannarino and Jaime D. Eannarino  
695 Lassen Way  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Wayne S. Warner and Mary L. Warner, Trustees of the Wayne & Mary Warner Trust,  
dated August  
14, 2018, and any amendments thereto

do(es) hereby *GRANT, BARGAIN and SELL* to

Timothy G. Eannarino and Jaime D. Eannarino, husband and wife as joint tenants with  
right of survivorship

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

**Lot 695 as shown on the Map of GARDNERVILLE RANCHOS UNIT NO. 7, filed in the  
Office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974  
in Book 374 at Page 676 as Document No. 72456.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and  
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,  
issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now  
of record.

Wayne S. Warner and Mary L. Warner, Trustees  
of the Wayne & Mary Warner Trust, dated  
August 14, 2018, and any amendments thereto

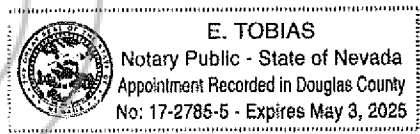
*Wayne S. Warner*  
Wayne S. Warner, Trustee

*Mary L. Warner*  
Mary L. Warner, Trustee

STATE OF **NEVADA** )  
 )  
 ) **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 4.17.2021 by  
**Wayne S. Warner and Mary L. Warner, Trustees.**

*E. Tobias*  
Notary Public  
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2672512.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-22-310-107  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$550,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$550,000.00  
 d) Real Property Transfer Tax Due \$2,145.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

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 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]  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

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

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

Print Name: The Wayne & Mary Warner Trust  
 Address: 8238 Courage Dr  
 City: Sacramento  
 State: CA      Zip: 95829

Print Name: Timothy G. Eannarino and  
Jaime D. Eannarino  
 Address: 695 Lassen Way  
 City: Gardnerville  
 State: NV      Zip: 89460

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

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2672512 et/ et  
 State: NV      Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)