

DOUGLAS COUNTY, NV **2024-1010378**  
RPTT:\$2067.00 Rec:\$40.00  
\$2,107.00 Pgs=4 **07/25/2024 02:50 PM**  
CORE TITLE GROUP, LLC (N. NV)  
SHAWNYNE GARREN, RECORDER

APN#: 1420-08-410-004  
RPTT: 2,067.00

Recording Requested By:  
Core Title Group LLC

Escrow No.: 545CNV-JMS

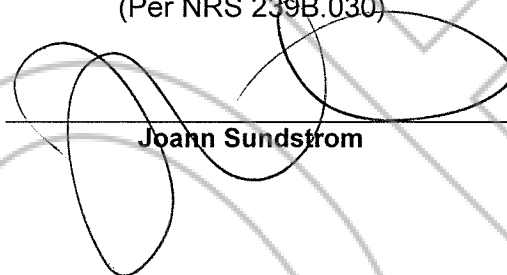
When Recorded Mail To:

Julie Ciarlo and Anthony Peter Ciarlo  
999 Sunview Drive  
Carson City, NV 89705

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits,  
hereby submitted for recording does not contain the social security number of any  
person or persons.  
(Per NRS 239B.030)

Signature



Joahn Sundstrom

Escrow Officer

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

James L. Farina, as Trustee of The James L. Farina Living Trust, UTD December 15, 2017

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Julie Ciarlo and Anthony Peter Ciarlo, wife and husband, Joint Tenants with Full Rights of Survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Douglas State of Nevada bounded and described as follows:

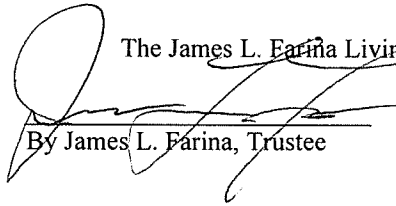
See attached Exhibit A

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

Dated: 07/18/2024

Grant, Bargain and Sale Deed – Page 2

The James L. Farina Living Trust, UTD December 15, 2017

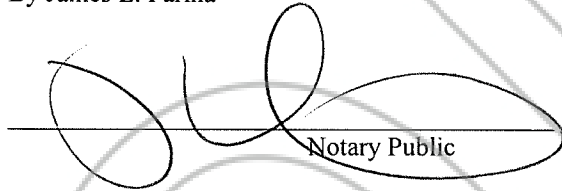
  
By James L. Farina, Trustee      Date 7/19/2024


STATE OF NV

COUNTY OF WASHOE }  
S

This instrument was acknowledged before me on  
7-19-24

By James L. Farina

  
Notary Public

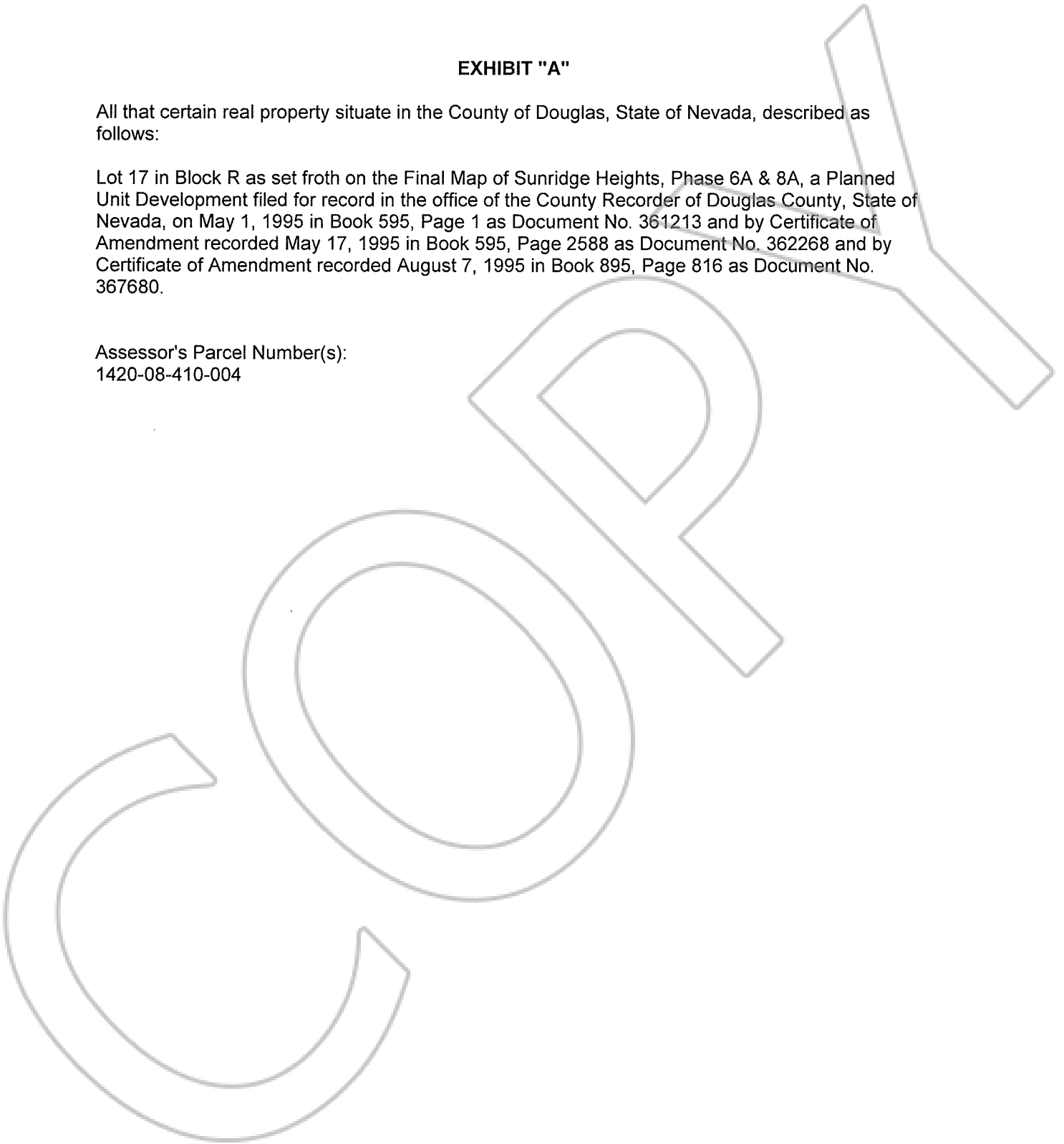
 J. SUNDSTROM  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 93-1246-2 - Expires July 7, 2025

**EXHIBIT "A"**

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

Lot 17 in Block R as set forth on the Final Map of Sunridge Heights, Phase 6A & 8A, a Planned Unit Development filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 1, 1995 in Book 595, Page 1 as Document No. 361213 and by Certificate of Amendment recorded May 17, 1995 in Book 595, Page 2588 as Document No. 362268 and by Certificate of Amendment recorded August 7, 1995 in Book 895, Page 816 as Document No. 367680.

Assessor's Parcel Number(s):  
1420-08-410-004



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**  
a) 1420-08-410-004

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 ONLY**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. **Total Value/Sales Price of Property:** \$530,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$530,000.00  
 Real Property Transfer Tax Due: 2,067.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section  
 b. Explain Reason for Exemption:

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

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 \_\_\_\_\_ Capacity GRANTOR  
 Signature \_\_\_\_\_ Capacity GRANTEE

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

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

Print Name: The James L. Farina Living Trust, UTD  
December 15, 2017  
 Address: 101 BAGLEY ROAD  
 City: EATONTON  
 State: GA Zip: 31024

Print Name: Julie Ciarlo and Anthony Peterciarilo  
 Address: 999 SUNVIEW DRIVE  
 City: CLIXSON CITY  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Core Title Group LLC Esc. #: 545CNV-JMS  
 Address: 5310 Kietzke Lane, Ste 100  
 City/State/Zip: Reno, NV 89511

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