

APN: 05-410-09

BOOK 408 PAGE 354  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Joseph Fiorante*  
2005 APR -1 PM 3:26

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 39<sup>00</sup>

RECORDING REQUESTED BY  
JOSEPH F. FIORANTE

196683

WHEN RECORDED MAIL TO  
NAME: JOSEPH F. FIORANTE  
MAILING ADDRESS: 10729 CREBS AVENUE

CITY, STATE ZIP CODE NORTHIDGE, CA 91326

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

# WARRANTY DEED

THE UNDERSIGNED GRANTOR(S) AFFIRM(S) THAT THERE IS NO TRANSFER TAX BASED  
ON THE FULL VALUE OF THE PROPERTY BECAUSE THERE IS NO (\$0) CONSIDERATION.

JOSEPH F. FIORANTE, SUCCESSOR TRUSTEE OF THE FIORANTE FAMILY LIVING TRUST UNDER  
DECLARATION OF TRUST, DATED DECEMBER 18, 1990,  
Whose Address Is 10729 Crebs Avenue, Northridge, Ca 91326

**HEREBY CONVEYS AND WARRANTS TO:** JOSEPH F. FIORANTE, AN UNMARRIED MAN, AS  
TO AN UNDIVIDED 50% INTEREST, and ROSALIE FIORANTE DORNBLASER, A MARRIED WOMAN,  
AS TO AN UNDIVIDED 50% INTEREST, EACH AS THEIR SOLE AND SEPARATE PROPERTY, AND  
AS TENANTS IN COMMON, Whose Address Is 10729 Crebs Avenue, Northridge, Ca 91326

THAT REAL PROPERTY SITUATED IN THE  
COUNTY OF EUREKA, STATE OF NEVADA, DESCRIBED AS:

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M. OF SECTION 21: THE SOUTH ONE-HALF OF THE  
SOUTHWEST ONE-QUARTER.

Reserving, Therefrom, an easement of 30' along all boundaries for ingress and egress, with power to  
dedicate, and except any and all oil rights, including the right of entry for exploration and possession of  
oil or other carbohydrates.

Reserving, Therefrom, a right of way, with right of entry upon, over, under, along, across, and through  
the said land for the purposes of erecting, constructing, operating, repairing and maintaining pole lines  
with cross arms for the transmission of electrical energy, and for telephone line, and/or for laying,  
repairing, operating and renewing any pipe line or lines for water, gas or sewerage, and any conduits for  
electric or telephone wires, and reserving the sole right to convey the rights hereby reserved.

Together with all the tenements, hereditaments and appurtenances thereunto belonging or appertaining.

**EXEMPT: NRS 375.090 SECTION 009**

Prepared By: Citadel Law Offices, 4695 MacArthur Court, Suite 100, Newport Beach, CA 92660 949-852-8181

THIS IS A TRANSFER FROM PARENT'S REVOCABLE LIVING TRUST, TO SON AND DAUGHTER, AS A GIFT,  
WITH NO \$0 CONSIDERATION

EXECUTED ON THE 22<sup>nd</sup> DAY OF March, 2005, AT LOS ANGELES, CALIFORNIA

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss

On MARCH 22, 2005 before me  
personally appeared

JOSEPH F. FIORANTE

AND

☐ personally known to me - OR ☒ proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are

*Joseph F. Fiorante*  
JOSEPH F. FIORANTE, Successor Trustee

# State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 005-410-09  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

- a) ☒ Vacant Land  
b) ☐ Single Family Res.  
c) ☐ Condo/Townhouse  
d) ☐ 2-4 Plex  
e) ☐ Apartment Building  
f) ☐ Commercial /Ind'l  
g) ☐ Agriculture  
h) ☐ Mobile Home  
i) ☐ other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document / Instrument # 196683  
Book: 408 Page: 354  
Date of Recording: 4-1-05  
Notes: \_\_\_\_\_

3. Total Value / Sales Price of Property

Deed In Lieu Only (value of forgiven debt)

Taxable Value

Real Property Transfer Tax Due:

\$ -0-  
\$ -0-  
\$ -0-  
\$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, section: 009  
b. Explain Reason for Exemption: TRANSFER FROM PARENTS REVOCABLE LIVING TRUST.  
PARENTS ARE BOTH DECEASED

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 175.110, 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

Signature Joseph F. Fiorante Capacity Trustee

SELLER (GRANTOR) INFORMATION

Print Name JOSEPH F. FIORANTE  
Address 10729 CREBS AVENUE  
City NORTHRIDGE  
State CA Zip 91326

BUYER (GRANTEE) INFORMATION

Print Name FIORANTE DORNBLASER  
JOSEPH F. FIORANTE & ROSALIE  
Address 10729 CREBS AVENUE  
City NORTHRIDGE  
State CA Zip 91326

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name \_\_\_\_\_ Esc. # \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

(As a public record, this form may be recorded / microfilmed)