

1 A.P.N. 5-212-730
2 Case No. 01-PB-0029
3 Dept. No. II
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7 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
8 **IN AND FOR THE COUNTY OF DOUGLAS**
9

10 IN THE MATTER OF THE ESTATE

11 -of-

PERSONAL REPRESENTATIVE'S DEED

12 TIZIANA C. MUSANTE,

13 Deceased.
14

15 Deed made December 15, 2001, between ALFRED J. MUSANTE,

16 Personal Representative of the Estate of TIZIANA C. MUSANTE, deceased, herein referred to as

17 Grantor, and ALFRED J. MUSANTE, SUCCESSOR TRUSTEE of the MUSANTE FAMILY

18 TRUST dated December 30, 1993, herein referred to as Grantee.

19 In consideration of Ten Dollars (\$10) paid to Grantor by Grantee, the receipt of which is
20 acknowledged, Grantor hereby conveys to Grantee, its heirs and assigns, all of the decedent's interest
21 in that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, located
22 at 191 Lake Shore Boulevard, Unit 124, Zephyr Cove, Nevada, more fully described as follows:

23 PARCEL NO. 1

24 Lot 124, as shown on the official plat of PINEWILD UNIT NO. 2, A
25 CONDOMINIUM, filed for record in the Office of the County Recorder, Douglas
County, Nevada, on October 23, 1973, as Document No. 69660.

26 PARCEL NO. 2

27 This exclusive right to the use and possession of those certain patio areas adjacent to
28 said units designated as "Restricted Common Area" on the Subdivision Map referred
to in Parcel No. 1 above.

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PARCEL NO. 3

An undivided interest as tenants in common as such interest is set forth in Book 377, at Page 417 thru 421, of the real property described on the subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, a Condominium project, recorded March 11, 1974; in Book 374 of Official Records at Page 193, and Supplement to Amended Declaration of Covenants, Conditions, and Restrictions of PINEWILD, a Condominium Project, recorded March 9, 1977, in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL NO. 4

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions, and Restrictions of Pinewild, and more particularly described in the description of parcel No. 3, above,

together will all appurtenances thereto, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, which TIZIANA C. MUSANTE, the decedent, had in her lifetime and at the time of her death, and which Grantor has, by virtue of the death of TIZIANA C. MUSANTE, or otherwise, of, in, and to the above-granted premises, and every part and parcel thereof, with the appurtenances.

To have and to hold all of the above-granted premises, together with the appurtenances, and every part thereof, to Grantee, its heirs and assigns forever.

Grantor, for himself, his heirs, personal representatives, executors and administrators, agrees with Grantee that he is lawfully the Personal Representative of the Estate of TIZIANA C. MUSANTE, and has the power to convey as aforesaid. Grantor further covenants that he has in all respects made this conveyance pursuant to the authority granted by law, and that he has not done or suffered any act since he became Personal Representative as aforesaid whereby the above-granted premises, or any part thereof, now are, or at any time hereafter, shall or may be impeached, charged, or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, Grantor has executed this deed at Piedmont,

JAMES M. O'REILLY

3321 N. BUFFALO DR., STE. 200
LAS VEGAS, NV 89129
(702) 477-7517

1492 HIGHWAY 395, STE. 106
GARDNERVILLE, NV 89410
(775) 782-3647

0531335

BK1201PG10665

1 California, the day and year first above written.

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Alfred J. Musante, Jr.
ALFRED J. MUSANTE, Personal Representative of
the Estate of TIZIANA C. MUSANTE, deceased.

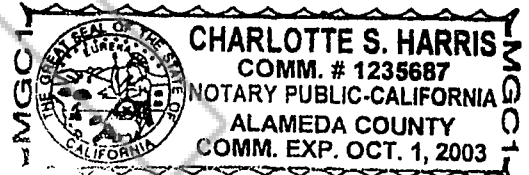
4 STATE OF CALIFORNIA)
: SS
5 COUNTY OF ALAMEDA)

6 On this 19th day of December, before me, the undersigned, a Notary
7 Public in and for said County and State, personally appeared ALFRED J. MUSANTE, known to me
8 to be the person described in and who executed the foregoing instrument, and who acknowledged
9 to me that he executed the same freely and voluntarily, and for the uses and purposes therein
10 mentioned.

11 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day
12 and year first above written.

13 *Charlotte S. Harris*
14 Notary Public

15 When Recorded Mail To:
16 Alfred J. Musante, Successor Trustee
17 5340 Broadway Terrace, #601
18 Oakland, California 94618



19 Mail Tax Statements To:
20 Alfred J. Musante, Successor Trustee
21 5340 Broadway Terrace, #601
22 Oakland, California 94618

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REQUESTED BY
James M O'Reilly
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2001 DEC 31 PM 12: 01

LINDA SLATER
RECORDER

\$16.00 PAID BC DEPUTY

JAMES M. O'REILLY
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LAS VEGAS, NV 89129
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