

16-  
PTN: 1319-30-721-021

Assessor's Parcel Number: 0000-42-210-100

**Recording Requested By:**

Name: Larry J. Fundell  
Address: 1107 Nancy Court  
City/State/Zip: La Crosse, WI 54601

**Mail Tax Statements to:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

**Please complete Affirmation Statement below:**

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

-OR-

\_\_\_\_\_ I the undersigned hereby affirm that this document submitted for Recording contains the social security number of a person or persons as required by law. \_\_\_\_\_ (state specific law)

Brandon J. Peinsen  
Signature (Print name under signature)  
Brandon J. Peinsen

Attorney for Larry & Dawn Fundell  
Title

NON PROBATE TRANSFER ON DEATH DEED

(Title of Document)

**If legal description is a metes & bounds description furnish the following information:**

Legal description obtained from: Grant Deed (Document Title), Book: 884 Page: 808/809  
Document # 104792 recorded 08/08/1984 (Date) in the Douglas County Recorders Office.

-OR-

If Surveyor, please provide name and address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*This page added to provide additional information required by NRS 111 312 Sections 1-4.*

*(Additional recording fees apply)*

DOC # **0752456**  
10/20/2009 12:15 PM Deputy: KE  
**OFFICIAL RECORD**  
Requested By:  
**JOHNS, FLAHERTY & COLLINS**

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-1009 PG- 3917 RPTT: # 10



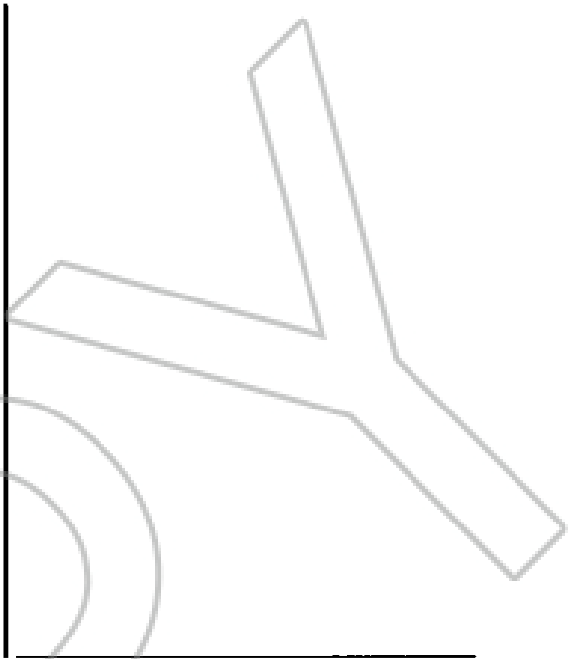
Document Number

**NON PROBATE TRANSFER ON DEATH DEED**

This NON PROBATE TRANSFER OF REAL ESTATE ON DEATH, made by **Larry J. Fundell and Dawn M. Fundell**, husband and wife as Community Property ("OWNER"), for the purpose of creating the pay on death provisions contained herein and affecting the following described Timeshare estate in a Condominium located in Douglas County, State of Nevada, more particularly described in Exhibit "A", a copy of which attached hereto and incorporated herein by this reference:

Together with the tenaments, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Subject to any and all matters of records, including taxes, assessments, easements, rights, rights of way, agreements, and Amended and Restated Declaration of Timeshare Covenants, Conditions, and Restrictions recorded September 17, 1982, as Document No. 71000, Liber 982, Page 753, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.



0000-42-210-100  
**PARCEL IDENTIFICATION NUMBER**

This real estate is currently owned by Owner, and if upon the death of the surviving Owner, the surviving Owner owns any interest in this real estate then such interest shall immediately pass to and vest in the P.O.D. beneficiary named hereon, to wit: Trustee(s) of the **Larry J. and Dawn M. Fundell Revocable Trust dated May 29, 2009**.

This deed is revocable. This deed does not transfer any ownership until the death of the surviving grantor. This deed revokes all prior deeds by the Grantor which convey the same real property pursuant to subsection 1 of NRS 111.109 regardless of whether the prior deeds failed to convey the grantor's entire interest in the same real property.

This document is exempt from fee and return under NRS 375.090(10) because it is a conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.109.

Dated this 2 day of October, 2009.

Larry J. Fundell MS  
Larry J. Fundell

Dawn M. Fundell  
Dawn M. Fundell

**DRAFTER AND RETURN ADDRESS**

Brandon J. Prinsen  
JOHNS, FLAHERTY & COLLINS, S.C.  
205 Fifth Avenue South, Suite 600  
La Crosse, WI 54601  
(608) 784-5678  
e:mail. [brandon@johnsflaherty.com](mailto:brandon@johnsflaherty.com)

**ACKNOWLEDGMENT**

State of Wisconsin            )  
   )ss  
County of La Crosse        )

Personally came before me on this 2 day of October, 2009, the above named Larry J. Fundell and Dawn M. Fundell, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Christy A. ...  
Notary Public, State of Wisconsin  
My commission (is permanent) (expires: \_\_\_\_\_)

EXHIBIT "A"

A Timeshare Estate comprised of:

Parcel One:

An undivided 1/51st interest in and to that certain condominium described as follows

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 31 of Tahoe Village Unit No 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No 62661, all of Official Records Douglas County, State of Nevada. Except therefrom units 81 to 100 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 100 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

Parcel Two:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No 63681, in Book 173 Page 229 of Official Records and in modification thereof recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records.

Parcel Three:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots, 29, 39, 40, and 41 as shown on said Tahoe Village Unit No 3, Fifth-Amended Map and as corrected by said Certificate of Amendment

Parcel Four:

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M D.M., - and -
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, Official Records, Douglas County, State of Nevada.

Parcel Five:

The Exclusive right to use said UNIT and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three, and Four above during ONE "use week" within the Winter "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No 71000 of said Official Records

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season