

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Daniel E. Davis, Esq.
O'BRIEN WATTERS & DAVIS, LLP
P.O. BOX 3759
SANTA ROSA, CA 95402-3759

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03/19/2012 01:09 PM Deputy: KE
OFFICIAL RECORD
Requested By:
OBRIEN WATTERS & DAVIS

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0312 PG- 4057 RPTT: # 7



MAIL TAX STATEMENTS TO:

Ronald Rafanelli
833 Josephine Lane
Healdsburg, CA 95448

Title No

This space for Recorder's Use

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ -0- NRS 375.090, Section 5

unincorporated area City of

Parcel No. 1318-15-110-021

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Ronald Rafanelli, Successor Trustee of the CREDIT SHELTER TRUST, created under the ARTHUR C. and BETTY LOU RAFANELLI REVOCABLE LIVING TRUST udt November 21, 1990 hereby GRANT(S) to RONALD RAFANELLI, a single man, **all of its undivided two-thirds (2/3) interest** in the following described real property located in the county of Douglas, state of Nevada.

[See Legal Description Attached Hereto As Exhibit A and Incorporated Herein by Reference.]

(Pinewild Condominiums, 191 Lake Shore Blvd., Unit #21, Douglas County, Nevada)

Dated: January 24, 2012

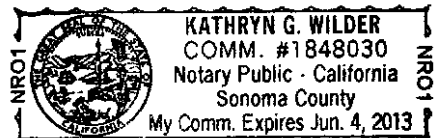
State of California)
) ss.
County of Sonoma)

On January 24, 2012, before me, Kathryn G. Wilder, notary public, personally appeared RONALD RAFANELLI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CREDIT SHELTER TRUST created under the ARTHUR C. AND BETTY LOU RAFANELLI REVOCABLE LIVING TRUST udt 11/21/90

Ronald Rafanelli, Trustee
Ronald Rafanelli, Trustee

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Kathryn G. Wilder
Notary Public

FOR NOTARY SEAL OR STAMP

following described real property in the County of Douglas, State of Nevada:

A Condominium composed of:

PARCEL NO. 1:

Unit #21 as shown on that certain subdivision map entitled "Official Plat of PINEWILD, Marla Bay, Douglas County, Nevada", recorded June 26, 1973 in Book 673, Pages 1089 et seq., Official Records in the Office of the County Recorder of Douglas County, Nevada.

PARCEL NO. 2:

The exclusive right to use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the subdivision map referred to in Parcel 1 above.

PARCEL NO. 3:

An undivided Twenty Six and One-Fifth Percent (26.2%) interest as tenant in common in and to that portion of the real property described on the subdivision map referred to in the description in Parcel 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a condominium project, recorded on March 11, 1974, in Book 374, at Page 193 et seq. as Limited Common Area and thereby allocated to the unit described in Parcel 1 above, and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support, encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL NO. 4:

Non-exclusive easements appurtenant to Parcel 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair, over the common areas defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, more particularly described in the description of Parcel 3 above.

Deed is made and accepted by the parties hereto, subject to that certain instrument titled Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a condominium project, recorded on March 11, 1974, in Book 374, at Page 193 et seq., in the Official Records of the County of Douglas, State of Nevada, the provisions of which are incorporated in this Deed as though fully set forth herein, including all variations of easements appurtenant to the property herein described.

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