

Doc Number: **0825737**

06/20/2013 03:42 PM

OFFICIAL RECORDS

Requested By:  
LISA ELLIOTT

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 41.00  
BK: 0613 Pg: 5399 RPTT # 7



Deputy sd

APN# 1319-30-724-027 PTN

11-digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>

GRANT DEED

**Type of Document**

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

**Recording Requested by:**

LAW OFFICES OF LISA ELLIOTT

**Return Documents To:**

**Name** JEAN BIDEGAINBERRY

**Address** 2435 26th Avenue

**City/State/Zip** San Francisco, CA 94116

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.

RECORDING REQUESTED BY  
*Law Offices of Lisa Elliott*  
AND WHEN RECORDED MAIL TO  
Name *Jean Bidegainberry*  
Address *2435 26<sup>th</sup> Ave.*  
City *San Francisco*  
State *CA, 94116*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

**Grant Deed** (Excluded from Reappraisal under Proposition 13, i.e., Calif. Const. Art 13A § 1 et.seq.) The undersigned grantors declare that the following is true and correct:

**THERE IS NO CONSIDERATION FOR THIS TRANSFER.**  
Transfer Not Pursuant to Sale

**There is no Documentary transfer tax due. Exemption under R&T §11930, gift at death without consideration.**

**GRANTORS:** JEAN BIDEGAINBERRY and DENISE SIGILLO, Successor Trustees of the BIDEGAINBERRY FAMILY TRUST, dated December 8, 1987,  
**GRANTS TO:** JEAN BIDEGAINBERRY, as his sole and separate property, the following described real property in the County of Douglas, State of Nevada

See Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Assessor Parcel Number ~~42-261-26~~ *1319-30-724-027*  
Address: Unit 3, Tahoe Village

Dated: *6/5/2013*

Grantors:

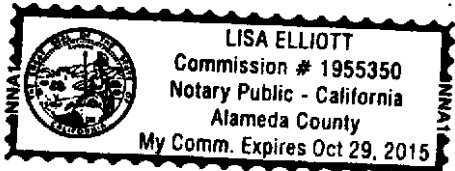
*Jean Bidegainberry* Successor Trustee  
JEAN BIDEGAINBERRY, Successor Trustee,  
BIDEGAINBERRY FAMILY TRUST  
*Denise Sigillo* Successor Trustee  
DENISE SIGILLO, Successor Trustee,  
BIDEGAINBERRY FAMILY TRUST

State of California )  
County of San Francisco )

On *6/5/2013*, before me, LISA ELLIOTT, the Notary Public, personally appeared JEAN BIDEGAINBERRY and DENISE SIGILLO, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I declare 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.

Signature \_\_\_\_\_ (Seal)  
Mail future tax statements to JEAN BIDEGAINBERRY, 2435 26<sup>th</sup> Avenue, San Francisco, CA



**EXHIBIT A**  
**Legal Description**

**PARCEL ONE:**

An undivided 1/51<sup>st</sup> interest in and to that certain condominium as follows:

- (A) An undivided 1/38<sup>th</sup> interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3, as shown on the Eight Amended Map, recorded as Document No. 156903 of Official Records of Douglas County; excepting therefrom Units 001 to 038 as shown and defined on the at certain Condominium Plan recorded June 22, 1987, as Document No. 156903 of Official Records of Douglas County.
- (B) Unit 026 as shown and defined on said Condominium Plan.

**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 Fourth Amended and restated Declaration of Covenants, conditions and restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758.

**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, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment, recorded November 23, 1981, as Document No. 62661 of Official Records of Douglas County for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758.

**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.;
- (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. 62661, of Official Records of Douglas County.

**PARCEL FIVE:**

The exclusive right to use a unit of the same Unit Type as described in Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904, of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recoded February 14, 1984, as Document No. 96758, of Official Records of Douglas County, during ONE use week with the "PRIME Season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

APN: 42-261-26