

18-

Doc Number: **0838720**

02/24/2014 03:54 PM

OFFICIAL RECORDS

Requested By  
**JOSEPH BREEZE**

APN: 1318-15-111-038

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00

Bk: 0214 Pg: 4040 RPTT # 4



Deputy: sg

**RECORDING REQUESTED BY:**

Joseph T. Breeze  
18 Meadow Way  
Fairfax, CA 94930

**WHEN RECORDED MAIL TO:**

Barbara Breeze  
3518 Argyle  
Napa, CA 94558

**MAIL TAX STATEMENTS TO:**

Barbara Breeze  
3518 Argyle  
Napa, CA 94558

RPTT: \$0.00 Exempt (4)

Exempt (4): A transfer of title from one joint tenant to another, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT.

Joseph T. Breeze and Connie Breeze, as a married couple

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

Barbara Breeze, an unmarried woman,  
Alexa Cadman, an unmarried woman, and  
Brie Cadman, a married woman as her sole and separate property,

TWO AND TWO TENTHS PERCENT (2.2%) each, for a total of 6.6%, of that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the

tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

- Subject to:
1. Taxes for the Current fiscal year, paid current
  2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Witness my hand, this 19 day of FEBRUARY, 2014,

  
 \_\_\_\_\_  
 Joseph Breeze

STATE OF CALIFORNIA }  
 } ss:  
 COUNTY OF MARIN }

This instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Joseph Breeze.

\_\_\_\_\_  
Notary Public

*STATE OF CALIFORNIA  
ACKNOWLEDGMENT ATTACHED*



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**  
**CIVIL CODE § 1189**

State of California

County of MARIN

On 02/19/2014 before me, RALPH JONES, NOTARY PUBLIC  
Date Name and Title of the Officer

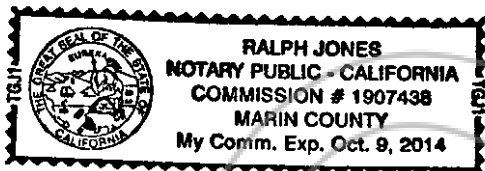
personally appeared JOSEPH BREEZE AND  
Name(s) of Signer(s)

CONNIE BREEZE

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.

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.



Place Notary Seal Above

Signature: [Signature]  
Signature of Notary Public

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: GRANT, BARGAIN, SALE DEED Document Date: 02/19/2014

Number of Pages: 3 Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

- Signer's Name: \_\_\_\_\_
- Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Individual  Attorney in Fact
  - Trustee  Guardian or Conservator
  - Other: \_\_\_\_\_

- Signer's Name: \_\_\_\_\_
- Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Individual  Attorney in Fact
  - Trustee  Guardian or Conservator
  - Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

ATTACHED DOCUMENT  
BEARS MATCHING  
EMBOSSMENT

"EXHIBIT A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL NO. 1

Lot 89, as shown on the official plat of PINEWILD UNIT NO. 2, a Condominium, filed for record in the office of the County Recorder, Douglas County, Nevada, on October 23, 1973, as Document No. 69660.

Assessor's Parcel No. 05-212-30

PARCEL NO. 2

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

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 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 service, 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, more particularly described in the description of Parcel No. 3, above.