

172

Doc Number: **0845912**

07/09/2014 01:36 PM

OFFICIAL RECORDS

Requested By:

**ANTHONY & BETH MORELAN FAM LIVING**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 Of 4 Fee: \$ 17.00

Bk: 0714 Pg: 1855 RPTT # 5



Deputy gb

Recording requested by:

**Alvin A. Tirapelli and Barbara Tirapelli**

When recorded, mail to:

✓ Name: **Beth Tirapelli-Morelan**

Address: **344 Shelterwood Ct.**

City/State/Zip: **Danville, CA 94506**

Property Tax Parcel/Account Number: **1319-30-643-004 PTN**

**RPTT #5 Exempt**

## Warranty Deed

This Warranty Deed is made on **June 18, 2014**, between **Alvin A. Tirapelli and Barbara Tirapelli, husband and wife as joint tennants**, Grantors, and **Anthony C. Morelan and Beth A. Tirapelli-Morelan, husband and wife as joint tennants with right of survivorship**, Grantees.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at **400 Ridge Club Drive, State Line, Nevada.**

**See Exhibit "A" attached legal description.**

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of **2014** shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 29 June 14

Signature of Grantor #1 *Alvin A. Tirapelli*

Name of Grantor #1: **Alvin A. Tirapelli**

Signature of Grantor #2 *Barbara Tirapelli*

Name of Grantor #2: **Barbara Tirapelli**

State of California, County of Sacramento

On June 29 2014, the Grantor, **Alvin A. Tirapelli and Barbara Tirapelli**, personally came before me and, being duly sworn, did state, acknowledge and prove that he/she is the person described in the above document and that he/ she signed the above document in my presence.

*[Signature]*  
Notary Signature

*Please see attached  
Notary Form approved  
for State of CA  
for seal*

Notary Public,

In and for the County of Sacramento State of CA

My commision expires: 1-17-2015 Seal

Send all tax statements to Grantee.

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Sacramento

On June 29, 2014 before me, Alex N. Amaro, Notary Public  
(Here insert name and title of the officer)

personally appeared Alvin A. Tirapelli and Barbara Tirapelli

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.

[Signature]  
Signature of Notary Public



(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public)
- Print the name(s) of document signer(s) who personally appear at the time of notarization
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

**DESCRIPTION OF THE ATTACHED DOCUMENT**

Warranty Deed  
(Title or description of attached document)

400 Ridge Club Dr.  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional information)

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)

Corporate Officer

\_\_\_\_\_  
(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_

**EXHIBIT "A" (28)**

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 4 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 1319-30-643-004

REQUESTED BY:  
**STEWART TITLE IN DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

92 APR 23 P1:10

SUZANNE BEAUDREAU  
RECORDER 276844  
\$6 PAID *K2* DEPUTY  
BOOK 492 PAGE 4548