

APN: 1318-15-110-012

**When Recorded, Mail to:**

Jeffrey Burr, Ltd.

2600 Paseo Verde Pkwy, Ste. 200

Henderson, NV 89074

**Mail Tax Statements to:**

Mr. Richard Campagni and Mrs. Mary Campagni

PO Box 3600

Carson City, NV 89702



00003890201408532730040043

KAREN ELLISON, RECORDER

E07

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That PINE WILD PROPERTIES, LLC, a Nevada limited liability company, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to RICHARD N. CAMPAGNI and MARY J. CAMPAGNI, Trustees of the RICHARD AND MARY CAMPAGNI FAMILY TRUST, dated July 23, 1993, as amended, or restated, or their successors all of the right, title and interest in that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEROF

Commonly known as:

191 Lake Shore Blvd, Unit #12, Zephyr Cove, NV  
89448

GRANTEES' ADDRESS: PO Box 3600, Carson City, NV 89702

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness his hand November 7<sup>th</sup>, 2014.

PINE WILD PROPERTIES, LLC

By:   
JEFFREY S. CAMPAGNI, Manager

### NOTARY ACKNOWLEDGMENT

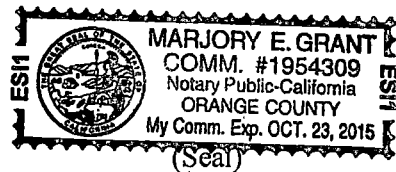
State of California )  
County Orange )

On November 7, 2014 before me, Marjory E. Grant a Notary Public, personally appeared JEFFREY S. CAMPAGNI, 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



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1:**

UNIT NO. 12 AS SHOWN ON THE OFFICIAL PLAT OF PINEWILD, A CONDOMINIUM, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JUNE 26, 1973 AS DOCUMENT NO. 67150.

**PARCEL 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 3:**

AN UNDIVIDED INTEREST AS TENANTS IN COMMON IN AND TO THAT PORTION 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 11, 1978 IN BOOK 374 OF OFFICIAL RECORDS AT PAGE 193. 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 SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE AND REPAIR OVER THE COMMON AREAS DEFINED AND SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

**PARCEL 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 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEWILD, MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION OF PARCEL NO. 3, ABOVE.

STATE OF NEVADA  
DECLARATION OF VALUE FORM

FOR RECORDER'S OPTION USE ONLY  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: JD-Trust

1. Assessor Parcel Number(s)  
a) 1318-15-110-012  
b) \_\_\_\_\_  
c) \_\_\_\_\_

2. Type of Property:  
a)  Vacant Land    b)  Single Fam. Res.    c)  Condo/Twnhse  
d)  2-4 Plex    e)  Apt. Bldg    f)  Comm'l/Ind'l  
g)  Agricultural    h)  Mobile Home     Other

3. Total Value/Sales Price of Property    \$ 0.00  
Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
Transfer Tax Value    \$ 0.00  
Real Property Transfer Tax Due    \$ 0.00

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section 07  
b. Explain Reason for Exemption: Transfer without consideration to or from a Trust

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Cynthia R. Meyer Capacity Paralegal

<b>SELLER (GRANTOR) INFORMATION (REQUIRED)</b>	<b>BUYER (GRANTEE) INFORMATION (REQUIRED)</b>
Print Name: <u>PINE WILD PROPERTIES, LLC</u>	Print Name: <u>RICHARD AND MARY CAMPAGNI FAMILY TRUST</u>
Address: <u>PO Box 3600</u>	Address: <u>PO Box 3600</u>
City: <u>Carson City</u>	City: <u>Carson City</u>
State: <u>NV</u> Zip: <u>89702</u>	State: <u>NV</u> Zip: <u>89702</u>

COMPANY/PERSON REQUESTING RECORDING (required if not seller of buyer)  
Print Name: JEFFREY BURR, LTD. Escrow #: \_\_\_\_\_  
Address: 2600 Paseo Verde Pkwy. #200  
City: Henderson State: Nevada Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED