

24-

APN: 1319-30-723-017

WHEN RECORDED RETURN TO:

✓ Ryan J. Earl, Esq.
548 W. Plumb Lane, Suite B
Reno, NV 89509

MAIL TAX STATEMENTS TO:

Alexander Sandigo, Trustee
481 Palo Verde Drive
Sunnyvale, CA 94086



00004305201408536450120122

KAREN ELLISON, RECORDER

E07

FOR RECORDER'S USE ONLY

DEED

For no consideration, and pursuant to an Order Granting Petition to Set Aside the Estate of Kathleen Sandigo Without Administration entered October 21, 2014, by the Ninth Judicial District Court, in and for the County of Douglas, State of Nevada, In the Matter of the Estate of Kathleen Sandigo, Case No. 14PB0081, a certified copy of which is attached hereto as Exhibit B, Alexander Sandigo, on behalf of the Estate of Kathleen Sandigo, Deceased (herein "Grantor"), hereby sets aside, transfers and conveys to Alexander Sandigo, Trustee of the Sandigo 2011 Living Trust dated December 12, 2011 (herein "Grantee"), all of the Grantor's right, title and interest in and to that property located in Douglas County, Nevada commonly known as Timeshare Unit #3714651, more particularly described as follows:

See Exhibit A attached hereto.

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///
///
///
///
///
///

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder, rents, issues and profits associated with the property interest conveyed in this instrument.

Dated this 14 day of November 2014.

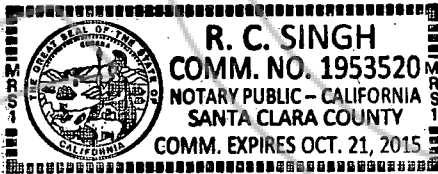
By: Alexander Sandigo
Alexander Sandigo, on behalf
of the Estate of Kathleen Sandigo

ACKNOWLEDGMENT

COUNTY OF _____)
STATE OF _____) ss.
_____)

On the _____ day of _____, 2014, personally appeared before me, a Notary Public, the person known by me or proved by competent evidence to be Alexander Sandigo, who acknowledged to me that he executed the foregoing Deed in the capacity so stated and that he did so freely, voluntarily and for the uses and purposes therein described.

Notary Public



State of California County of SANTA CLARA)ss.
On 11/14/2014 before me R.C.Singh, Notary Public,
personally appeared ALEXANDER SANDIGO,
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.

R.C. Singh

EXHIBIT A

The following legal description based on a Quitclaim Deed dated March 1, 2006 and recorded March 13, 2006 as Document No. 0669714 in the Official Record of Douglas County, Nevada:

A Timeshare Estate comprised of:

PARCEL ONE:

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

- A. An undivided 1/20th interest, as tenants-in-common, in and to Lot 33 of 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 62661, all of Official Records Douglas County, State of Nevada. Excepting therefrom units 121 to 140 as shown and defined on that certain Condominium plan recorded August 20, 1982, as Document No. 70305 of Official Records.
- B. Unit No. 136 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 Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173 Page 229 of Official Records and in modifications thereof recorded September 28, 1973, as Document No. 69063 in book 973 Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada 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 of Official Records of Douglas County, State of Nevada.

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, -and-

- B. An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The Exclusive right to use said UNIT and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three, and Four above during ONE "use week" within the Summer "use season", as said quoted terms are defined in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said use week within said use season.

A portion of APN 1319-30-723-017 (previous APN 42-200-26).

EXHIBIT B

COPY

ORIGINAL

RECEIVED

FILED

1 Case No.: 14PB0081

2 Dept No.: I

OCT 21 2014

2014 OCT 21 PM 1:40

3 The undersigned hereby affirms this document
4 does not contain a social security number

DOUGLAS COUNTY
DISTRICT COURT CLERK

BOBBIE R. WILLIAMS
CLERK

BY M. Bragg DEPUTY

6 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
7 **IN AND FOR THE COUNTY OF DOUGLAS**

9 IN THE MATTER OF THE ESTATE OF
10 KATHLEEN SANDIGO,
11 Deceased.

**ORDER GRANTING PETITION TO
SET ASIDE THE ESTATE OF
KATHLEEN SANDIGO WITHOUT
ADMINISTRATION**

12
13
14 The Petition to Set Aside the Estate of Kathleen Sandigo Without Administration, verified
15 by Alexander Sandigo (herein "Petitioner"), was heard in open court on Tuesday, October 21,
16 2014. No person appeared to contest or otherwise challenge the petition. Upon proof duly made,
17 the Court now finds as follows:

- 18 1. All notices of hearing were given as required by law.
- 19 2. Decedent Kathleen Sandigo died on October 21, 2012 in Santa Clara County, State
20 of California. Decedent left an estate in the State of Nevada valued at less than
21 \$100,000.00.
- 22 3. Decedent died testate. Decedent's original Last Will was lodged with the Clerk of
23 the Superior Court of California. A copy of Decedent's Last Will was attached to
24 the Petition. At the time of her death, Decedent was married to Alexander
25 Sandigo. Decedent is survived by her two children, namely Stephen John Sandigo
26 and Todd Alexander Sandigo.
- 27 4. The Petition set forth the evidence required by law, including a specific description

28

1 of Decedent's property, the community property character of Decedent's property,
2 an estimate of the value of estate property, a statement of Decedent's known debts,
3 and the names and residences of the heirs and devisees of this estate.

4 5. So far as known to Petitioner, the Decedent died with no outstanding debt. There
5 are no unpaid expenses of any last illness and no debts owing to the Department of
6 Human Resources.

7 6. The facts of the Petition, having been found to be true, and good cause appearing,
8 the Court now grants the petition as follows:

9 (a) The estate of Kathleen Sandigo shall be assigned and set apart in the
10 following order as provided in NRS 146.070(2):

11 (1) To the payment of attorney's fees and costs incurred by Ryan J.
12 Earl, Esq., in the amount of \$2,169.90;

13 (2) To the payment of funeral expenses, if any;

14 (3) To the payment of expenses of last illness, if any;

15 (4) To the payment of money owed to the Department of Human
16 Resources as a result of payment of benefits for Medicaid, if any;

17 (5) To the payment of creditors, if any; and

18 (6) After the payment of the above expenses, any balance remaining
19 shall be distributed to Alexander Sandigo, in his capacity as Trustee
20 of the Sandigo 2011 Living Trust dated December 12, 2011 in
21 accordance with the terms of the Decedent's Last Will and
22 Testament.

23 (b) Petitioner is authorized to communicate with governmental agencies and
24 any financial institution or corporations which may identify the Decedent as
25 an account holder, shareholder or other owner of any assets and to receive
26 and negotiate the proceeds of any such account or fund and add the
27 proceeds to the Decedent's residual estate.

28

1 (c) Petitioner is authorized to set aside, transfer and convey to Alexander
2 Sandigo, Trustee of the Sandigo 2011 Living Living Trust dated December
3 12, 2011, all right title and interest Decedent held in and to the following
4 property:

5 Timeshare Unit located in Douglas County, NV

6 Timeshare # 3313611A - Naegle Prime Summer

7 Having a legal description as follows (based on a Grant, Bargain,
8 Sale Deed dated August 24, 1995 and recorded September 13, 1995
9 as Document No. 370267 in the Official Records of Douglas
County, Nevada):

10 An undivided 1/51st interest as tenants in common in and to that
11 certain real property and improvements as follows: (A) An
12 undivided 1/106th interest in and to Lot 37 as shown on Tahoe
13 Village Unit No. 3-13th Amended Map, recorded December 31,
14 1991, as Document No. 268097, rerecorded as Document No.
15 269053, Official Records of Douglas County, State of Nevada,
16 excepting therefrom Units 039 through 080 (inclusive) and Units
17 141 through 204 (inclusive) as shown on that certain Condominium
18 Plan Recorded July 14, 1988, as Document No. 182057; and (B)
19 Unit No. 146 as shown and defined on said Condominium Plan;
20 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 Five recorded August 18, 1988, as Document
No. 184461, as amended, 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 37 only, for one week each
year in the Swing "Season" as defined in and in accordance with
said Declarations.

21 TOGETHER with the tenements, hereditaments and appurtenances
22 thereunto belonging or appurtenant and the reversion and
23 reversions, remainder and remainders, rents, issues and profits
thereof;

24 SUBJECT TO any and all matters of record, including taxes,
25 assessments, easements, oil and mineral reservations and leases, if
26 any, rights of way, agreements and the Fourth Amended and
27 Restated Declaration of Timeshare Covenants, Conditions and
Restrictions dated January 30, 1984 and recorded February 14,
1984, as Document No. 96758, Book 284, Page 5202, Official
Records of Douglas County, Nevada, as amended from time to time,
and which Declaration is incorporated herein by this reference as if
the same were fully set forth herein

28

1 A portion of APN 1319-30-644-054 (previous APN 42-285-04)

2 Timeshare Unit located in Douglas County, NV

3 Timeshare # 3714651

4
5 With a legal description (based on a Quitclaim Deed dated March 1,
6 2006 and recorded March 13, 2006 as Document No. 0669714 in
7 the Official Record of Douglas County, Nevada) as follows:

8 A Timeshare Estate comprised of:

9 **PARCEL ONE:**

10 An undivided 1/51st interest in and to that certain condominium
11 described as follows:

12 A. An undivided 1/20th interest, as tenants-in-common, in and
13 to Lot 33 of Tahoe Village Unit No. 3, Fifth-Amended Map,
14 recorded October 29, 1981, as Document No. 61612 as
15 corrected by Certificate of Amendment recorded November
16 23, 1981, as Document 62661, all of Official Records
17 Douglas County, State of Nevada. Excepting therefrom
18 units 121 to 140 as shown and defined on that certain
19 Condominium plan recorded August 20, 1982, as Document
20 No. 70305 of Official Records.

21 B. Unit No. 136 as shown and defined on said Condominium
22 Plan.

23 **PARCEL TWO:**

24 A non-exclusive right to use the real property known as Parcel "A"
25 on the Official Map of Tahoe Village Unit No. 3, recorded January
26 22, 1973, as Document No. 63805, records of said county and state,
27 for all those purposes provided for in the Declaration of Covenants,
28 Conditions, and Restrictions recorded January 11, 1973, as
Document No. 63681, in Book 173 Page 229 of Official Records
and in modifications thereof recorded September 28, 1973, as
Document No. 69063 in book 973 Page 812 of Official Records and
recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87
of Official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational
purposes and for the use and enjoyment and incidental purposes
over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe
Village Unit No. 3 Seventh Amended Map, recorded April 9, 1986
as Document No. 133178 of Official Records of Douglas County,
State of Nevada 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
of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

A. A non-exclusive easement for roadway and public utility

1 purposes as granted to Harich Tahoe Developments in deed
2 re-recorded December 8, 1981, as Document No. 63026,
3 being over a portion of Parcel 26-A (described in Document
4 No. 01112, recorded June 17, 1976) in Section 30,
5 Township 13 North, Range 19 East, -and-

6 B. An easement for ingress, egress and public utility purposes,
7 32' wide, the centerline of which is shown and described on
8 the Seventh Amended Map of Tahoe Village No. 3, recorded
9 April 9, 1986, as Document No. 133178 of Official Records,
10 Douglas County, State of Nevada.

11 PARCEL FIVE:

12 The Exclusive right to use said UNIT and the non-exclusive right to
13 use the real property referred to in subparagraph (a) of Parcel One
14 and Parcels Two, Three, and Four above during ONE "use week"
15 within the Summer "use season", as said quoted terms are defined
16 in the Fourth Amended and Restated Declaration of Covenants,
17 Conditions and Restrictions of the Ridge Tahoe, recorded February
18 14, 1984, as Document No. 96758 of Official Records of Douglas
19 County, State of Nevada.

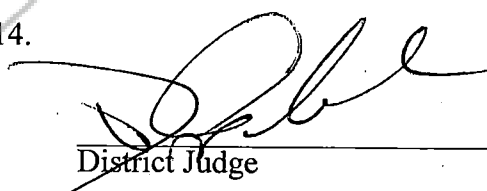
20 The above described exclusive and non-exclusive rights may be
21 applied to any available unit in the project during said use week
22 within said use season.

23 A portion of APN 1319-30-723-017 (previous APN 42-200-26).

24 (d) Petitioner is authorized to distribute, set aside and/or assign all personal
25 property and any after-discovered property up to the maximum combined
26 value of \$100,000.00 to Alexander Sandigo, Trustee of the Sandigo 2011
27 Living Trust dated December 12, 2011, in a manner consistent with the
28 Decedent's Last Will and Testament.

IT IS SO ORDERED.

Dated this 21 day of Oct, 2014.


District Judge

Submitted by:
Ryan J. Earl, Esq.
548 W. Plumb Lane, Suite B
Reno, NV 89509
Tel: (775) 829-1800
Fax (775) 825-7881
Attorney for Petitioner

CERTIFIED COPY

The document to which this certificate is attached is a
full, true and correct copy of the original in file and of
record in my office.

DATE October 21, 2014
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By  Deputy



Douglas County Recorder's Office

Karen Ellison, Recorder

<http://recorder.co.douglas.nv.us>

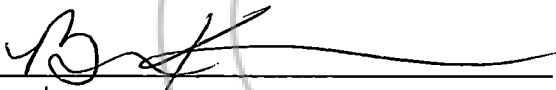
kellison@co.douglas.nv.us

(775) 782-9027

LEGIBILITY NOTICE

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.



Signature

12/1/14

Date

Bianca Kenner

Printed Name

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-723-017
 b) _____
 c) _____
 d) _____

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
 i) Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	
<u>Li-trust OK</u>	

3. Total Value/Sales Price of Property: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00)
 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 # 7
 b. Explain Reason for Exemption: Transfer into a Trust
without consideration.

5. Partial Interest: Percentage being transferred: 100 %

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 at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Estate of Kathleen Sandigo
 Print Name: Alexander Sandigo
 Address: 481 Palo Verde Dr.
 City: Sunnyvale
 State: CA Zip: 94086

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Sandigo 2011 Living Trust
 Print Name: Alexander Sandigo, Trustee
 Address: 481 Palo Verde Dr.
 City: Sunnyvale
 State: CA Zip: 94086

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Ryan J. Earl, Esq. Escrow # N/A
 Address: 548 W. Plumb Ln, #B
 City: Reno State: NV Zip: 89509