

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:**  
PINE WILD PROPERTIES, LLC  
PO Box 3600  
Carson City, NV 89702



KAREN ELLISON, RECORDER

E07

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That RICHARD N. CAMPAGNI and MARY J. CAMPAGNI, Trustees of the RICHARD AND MARY CAMPAGNI FAMILY TRUST, dated July 23, 1993, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to PINE WILD PROPERTIES, LLC, a Nevada limited liability company, 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 BY THIS REFERENCE MADE A PART HEREOF.

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 their hands this 16<sup>th</sup> day of October, 2015.

RICHARD AND MARY CAMPAGNI FAMILY TRUST,  
dated July 23, 1993

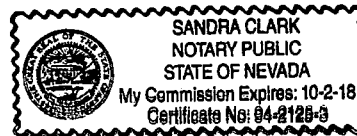
By: [Signature]  
RICHARD N. CAMPAGNI, Trustee

By: [Signature]  
MARY J. CAMPAGNI, Trustee

STATE OF NEVADA )  
 ) ss.  
COUNTY OF CARSON CITY )

On Oct. 16, 2015, before me the undersigned, a Notary Public in and for the said County of Carson City, State of Nevada, personally appeared RICHARD N. CAMPAGNI and MARY J. CAMPAGNI personally known to me (or 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 capacity, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



[Signature]  
NOTARY PUBLIC

**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

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

FOR RECORDER'S OPTION USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>SD - Trust Verified</u>	

- 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 \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer to or from a Trust without consideration.

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 Crystal R. Nym Capacity Paralegal  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: RICHARD AND MARY CAMPAGNI FAMILY TRUST  
 Address: PO Box 3600  
 City: Carson City  
 State: NV Zip: 89702

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: PINE WILD PROPERTIES, LLC  
 Address: PO Box 3600  
 City: Carson City  
 State: NV Zip: 89702

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/MICROFILED