

16-

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**
JAMES P. HURLBUTT
LAW OFFICES OF JAMES P. HURLBUTT
134 North Akers Street
Visalia, California 93291

DOUGLAS COUNTY, NV **2016-881118**
Rec:\$16.00
Total:\$16.00 **05/20/2016 01:47 PM**
JAMES P. HURLBUTT, ATTY Pgs=4



KAREN ELLISON, RECORDER E07

MAIL TAX STATEMENTS TO:
JOHN AND KATHLEEN FONTANA
2501 East Westcott Avenue
Visalia, California 93292

TRUST TRANSFER GRANT DEED

The undersigned GRANTORS DECLARE that:

DOCUMENTARY TRANSFER TAX IS \$-0- (No Consideration; Transfer to Trust fbo Grantors)
() Unincorporated area (X) City of Stateline
Parcel Nos. 42-286-15 (portion of) and 42-281-02 (portion of)
() computed on full value of interest or property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOHN R. FONTANA and KATHLEEN E. FONTANA, husband and wife as joint tenants with right of survivorship,

hereby GRANT TO

JOHN R. FONTANA and KATHLEEN E. FONTANA, Co-Trustees of the JOHN AND KATHLEEN FONTANA REVOCABLE TRUST DATED MAY 13, 2016,

the following described parcel of real property located in the County of Douglas, State of Nevada:

See Exhibit "A" attached hereto

DATED: May 13, 2016.

John R. Fontana

JOHN R. FONTANA

DATED: May 13, 2016.

Kathleen E. Fontana

KATHLEEN E. FONTANA

EXHIBIT "A"

Parcel one:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 173 as shown and defined on said Condominium Plan; 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.

A portion of APN: 42-286-15

Parcel one:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 040 as shown and defined on said Condominium Plan; 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 PRIME "Season" as defined in and in accordance with said Declarations.

A portion of APN: 42-281-02

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) A portion of 42-286-15
 b) A portion of 42-281-02
 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 Timeshares

| FOR RECORDERS OPTIONAL USE ONLY | |
|--|------------|
| BOOK _____ | PAGE _____ |
| DATE OF RECORDING: _____ | |
| NOTES: <u>Trust Cert Verified - JF</u> | |

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: Without consideration; transfer to revocable trust fbo Grantors

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 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 John R Fontana Capacity _____

Signature Kathleen E Fontana Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

JOHN R. FONTANA and
 Print Name: KATHLEEN E. FONTANA
 Address: 2501 East Westcott Avenue
 City: Visalia
 State: California Zip: 93292

BUYER (GRANTEE) INFORMATION
(REQUIRED)

JOHN R. FONTANA AND KATHLEEN E. FONTANA,
 Print Name: Trustees of the JOHN AND KATHLEEN FONTANA
 Address: 2501 East Westcott Avenue REVOCABLE TRUST
 City: Visalia DATED MAY 13, 2016
 State: California Zip: 93292

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Law Offices of James P. Hurlbutt Escrow # N/A
 Address: 134 North Akers Street
 City: Visalia State: CA Zip: 93291

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)