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**RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:**

GIANELLI & POLLEY
A Professional Law Corporation
PO Box 4918
Sonora, California 95370



KAREN ELLISON, RECORDER E07

MAIL TAX STATEMENTS TO:

BEVERLEY R. RYAN, Trustee
130 Fairmount Drive
Boulder Creek, CA 95005

APN: 42 210 13 **GRANT DEED**

The undersigned grantors hereby declare:
Documentary transfer tax is \$ NONE - NO CONSIDERATION **Transfer without
consideration to or from a trust.**

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR **NRS 375.090**

Section 7

COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND ENCUMBRANCES
REMAINING AT TIME OF SALE

UNINCORPORATED AREA CITY OF _____, AND

FOR NO CONSIDERATION,

BEVERLEY R. RYAN

hereby **GRANT(S)** to

**BEVERLEY R. RYAN, Trustee of THE BEVERLEY R. RYAN 2017 TRUST, under
instrument dated June 14, 2017**

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

See Exhibit "A" attached hereto and incorporated herein by reference.

APN: 42-210-13

Date: 8/3/17

BEVERLEY R. RYAN

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF TUOLUMNE

On August 3, 2017, before me, Brittney Lawson, a Notary Public, personally appeared ~~BEVERLY R. RYAN~~ 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.

Brittney Lawson
NOTARY PUBLIC



EXHIBIT "A"

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium 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 No. 62661, all of Official Records Douglas County, State of Nevada. Except 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. 139 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. 63005, 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 the 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 use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

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, M.D.M.,
(b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th amended map of Tahoe Village No. 3, recorded October 29, 1981 as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, 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 winter "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records. The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 42 210 13
 - 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 Time share

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK BC</u>	
<u>Per Misty - No consideration</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: Transfer 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 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 Beverly R. Ryan Capacity Trustee
Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: BEVERLEY R. RYAN
Address: 130 Fairmount Dr
City: Boulder Creek
State: CA Zip: 95005

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: BEVERLEY R. RYAN
Address: 130 Fairmount Drive
City: Boulder Creek
State: CA Zip: 95005

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: James A. Gianelli, Gianelli & Polley Escrow # _____
Address: 27 S. Shepherd Street
City: Sonora State: CA Zip: 95370

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