

**PREPARED BY:**

Mr. Chris Campagna  
7214 Basking Ridge Avenue  
San Jose, California 95138

**AFTER RECORDING RETURN TO:**

Mr. Christopher Campagna / Mrs. Ashley  
Campagna  
7214 Basking Ridge Avenue  
San Jose, California 95138



00065098201709071180070072

KAREN ELLISON, RECORDER

**PARCEL ID**

42-254-25

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## GENERAL WARRANTY DEED

**THIS DEED**, dated 08/31/2017, is made by and between Mr. Larry Castrence / Mrs. Gail Capistrano, the "Grantor," located at 3598 Casabella Avenue, San Jose, California 95148 in the County of Santa Clara, and Mr. Christopher Campagna / Mrs. Ashley Campagna, the "Grantee," whose legal address is 7214 Basking Ridge Avenue, San Jose California 95138, located in the County of Santa Clara.

**WITNESS**, that the Grantor, for and in consideration for the total sum of **500.00** DOLLARS, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs, and assigns forever, all the real property, together with any improvements thereon, located in Douglas County and in the State of Nevada, herein described as follows:

Full legal description: An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as sown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 25 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restricted 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 six recorder December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorder February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting The Ridge Tahoe, recorder February 24, 1992, as Document No. 271619, and subject to said Declarations: with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 42-254-25

**ALSO**, known by the street address of 380 Ridge Drive, Stateline, Nevada 89449 and assessor's schedule or parcel number 42-254-25.

**SUBJECT TO** current taxes and other assessments, reservations in patents and all easements, rights of way, conditions, restrictions, obligations, and liabilities as may appear of record, if any.

**HEREBY** releasing and waiving all rights under and by virtue of the laws of the State of

**TO HAVE AND TO HOLD** the said premises for the aforesaid tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or anywise appertaining, to the only proper use, and benefit of the said GRANTEE, forever, in fee simple.

And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

**GRANTOR**

*[Handwritten Signature]* GAIL CASTRENCE  
*[Handwritten Signature]* LARRY CASTRENCE  
(Grantor Signature)

3598 Casabella Avenue  
San Jose, California 95148

**GRANTEE**

*[Handwritten Signature]* Chris Campagna  
*[Handwritten Signature]* Ashley Campagna  
(Grantee Signature)

7214 Basking Ridge Avenue  
San Jose, California 95138

Signed in our presence:

\_\_\_\_\_  
(Witness #1 Signature)

\_\_\_\_\_  
(Witness #2 Signature)

\_\_\_\_\_  
(Witness #1)

\_\_\_\_\_  
(Witness #2)

**State of Nevada**

**ss.**

**County of Douglas**

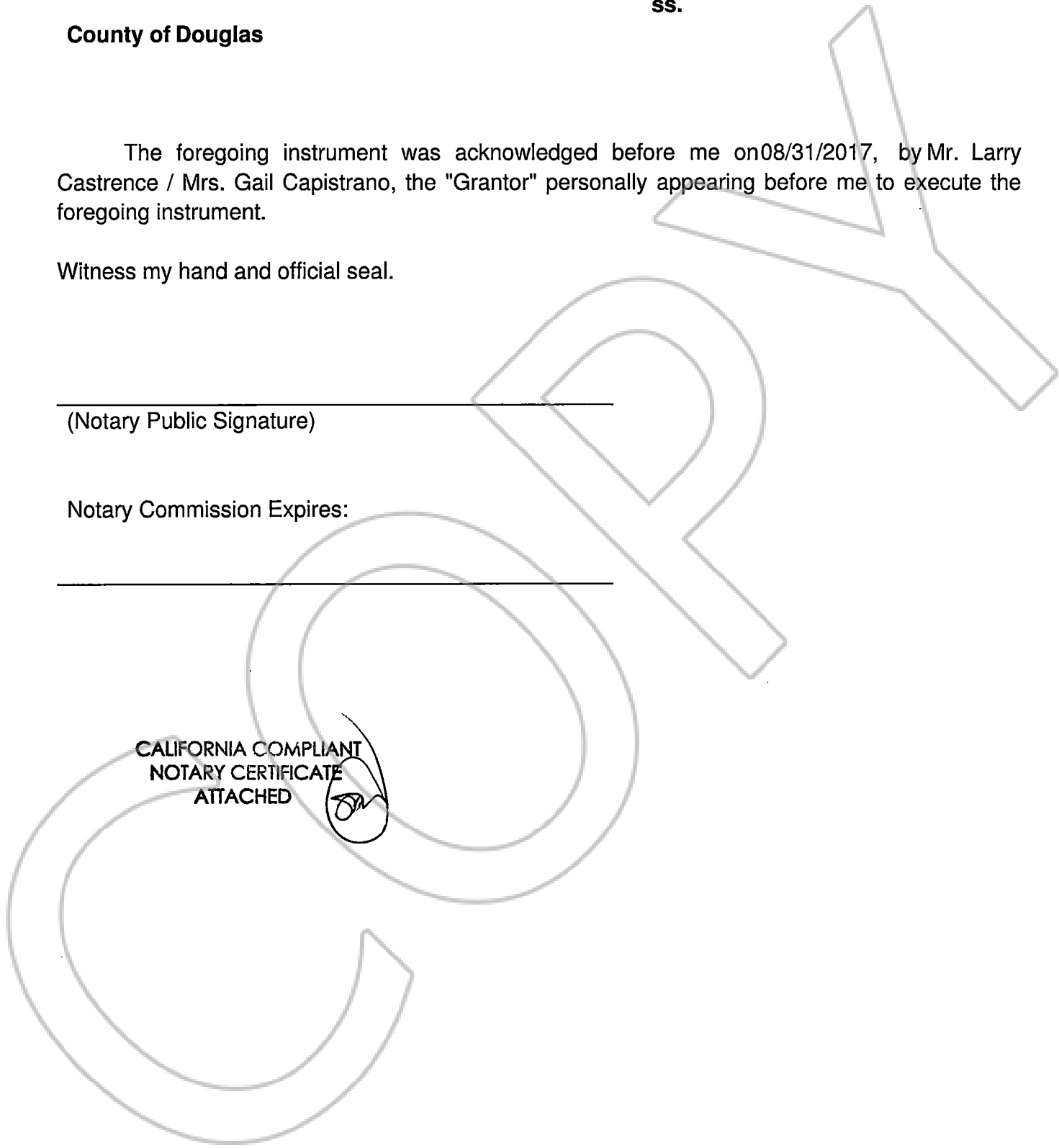
The foregoing instrument was acknowledged before me on 08/31/2017, by Mr. Larry Castrence / Mrs. Gail Capistrano, the "Grantor" personally appearing before me to execute the foregoing instrument.

Witness my hand and official seal.

\_\_\_\_\_  
(Notary Public Signature)

Notary Commission Expires:  
\_\_\_\_\_

CALIFORNIA COMPLIANT  
NOTARY CERTIFICATE  
ATTACHED



# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 Santa Clara }

On August 31, 2017 before me, Sarah Madriz Notary Public,  
Date (here insert name and title of the officer)

personally appeared LARRY Castrence and Gail Castrence and Christopher Campagna and Ashley Campagna

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: Sarah Madriz (Seal)  
OPTIONAL \_\_\_\_\_

Description of Attached Document

Title or Type of Document: General Warranty Deed Number of Pages: 3

Document Date: \_\_\_\_\_ Other: For State of Nevada County of Douglas. for portion of APN: 42-254-25.

**THE RIDGE TAHOE  
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made this 26th day of December, 19 96 between  
HARICH TAHOE DEVELOPMENTS, a Nevada general partnership, Grantor, and  
LARRY CASTRENCE, a single man and GAIL CAPISTRANO, a single woman together  
as joint tenants with right of survivorship

Grantee;

**WITNESSETH:**

That Grantor, in consideration for the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

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

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and 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;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

STATE OF NEVADA )  
) SS.  
COUNTY OF DOUGLAS )

HARICH TAHOE DEVELOPMENTS,  
a Nevada general partnership  
By: Lakewood Development Inc.,  
a Nevada corporation, general partner

On this 18th day of Dec  
1996, personally appeared before me, a notary public, Robert W. Dunbar, known to me to be the Treasurer and Chief Financial Officer of Lakewood Development Inc., a Nevada corporation, and he acknowledged to me that he executed the document on behalf of said corporation as general partner of Harich Tahoe Developments, a Nevada general partnership.

By: [Signature]  
Robert W. Dunbar, Treasurer  
Chief Financial Officer

[Signature]

Notary Public  
K. BURCHIEL  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
MY APPOINTMENT EXPIRES MAR. 10, 1997

28-025-35-02

**WHEN RECORDED MAIL TO**

Name LARRY CASTRENCE  
Street GAIL CAPISTRANO

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 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 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 25 as shown and defined on said map; 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 Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 42-254-25

REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

'97 JAN -6 AIO:09

LINDA SLATER  
RECORDER

\$ 5.00 PAID ka DEPUTY

**403984**  
BKO I 97 PG 00 10



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 42-254-25
- 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
- Other TIME SHARE

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 500<sup>00</sup>  
 ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 500<sup>00</sup>  
 Real Property Transfer Tax Due \$ 1.95

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 \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

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 [Signature] Capacity Grantor  
 Signature [Signature] Capacity Grantee

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

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

Print Name: LARRY CASTRENCE / GAIL CASTRANO  
 Address: 3598 CASABELLA AVE  
 City: SAN JOSE  
 State: CA Zip: 95148

Print Name: Christopher Campagna / Ashley Campagna  
 Address: 7214 Barking Ridge Ave  
 City: SAN JOSE  
 State: CA Zip: 95138

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_