

DOUGLAS COUNTY, NV **2019-935196**  
 RPTT:\$1.95 Rec:\$35.00  
 \$36.95 Pgs=2 09/16/2019 10:26 AM  
 STEWART TITLE VACATION OWNERSHIP  
 KAREN ELLISON, RECORDER

|  |                          |
|--|--------------------------|
| <b>A.P.N. No.:</b>   | A ptn of 1319-30-645-003 |
| <b>R.P.T.T.</b>  | \$ 1.95                  |
| <b>File No.:</b>   | RTAVTS19170189           |
| <b>Recording Requested By:</b><br>Stewart Title Guaranty Company   |                          |
| <b>Mail Tax Statements To:</b><br>The Ridge Tahoe P.O.A.<br>P.O. Box 5790<br>Stateline, NV 89449                 |                          |
| <b>When Recorded Mail To:</b><br>THOMAS MARGADONNA and LISA MARGADONNA<br>17 Vardon Way<br>Farmingdale, NJ 07727 |                          |

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **FRANK VOLPICELLA and PHYLLIS VOLPICELLA, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **THOMAS MARGADONNA and LISA MARGADONNA, husband and wife, as Joint Tenants with Rights of Survivorship**, and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Cascade Building, Every Year Use, Week #42-285-06-01, Stateline, NV 89449. See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 9/4/19

Frank Volpicella  
 Frank Volpicella

Phyllis Volpicella  
 Phyllis Volpicella

State of New York )  
 County of Richmond ) ss

This instrument was acknowledged before me on the 4<sup>th</sup> day of September, 2019  
 By: FRANK VOLPICELLA and PHYLLIS VOLPICELLA

Signature: Rosanne Eisenberg  
 Notary Public

ROSANNE EISENBERG  
 Notary Public, State of New York  
 No. 01E14812143  
 Qualified in Richmond County  
 Commission Expires 2/30/22

**EXHIBIT "A"**

**(42)**

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>ths</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 285 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

**BEGINNING** at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-30-645-003 A ptn of  
 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 Timeshare

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 500.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 500.00  
 d. Real Property Transfer Tax Due                                \$ 1.95

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 *Frank Volpicella*                      Capacity                      Grantor  
 Frank Volpicella  
 Signature \_\_\_\_\_                      Capacity                      Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: FRANK and PHYLLIS  
VOLPICELLA  
 Address: 459 Doane Ave.  
 City: Staten Island  
 State: NY                      Zip: 10308

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: THOMAS and LISA  
MARGADONNA  
 Address: 17 Vardon Way  
 City: Farmingdale  
 State: NJ                      Zip: 07727

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Guaranty Company                      Escrow # RTAVTS19170189  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City                      State: NV                      Zip: 89706

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED