

DOUGLAS COUNTY, NV

2020-952151

RPTT:\$7.80 Rec:\$40.00

\$47.80 Pgs=3

09/08/2020 02:47 PM

FIRST AMERICAN - NVOD LAS VEGAS

KAREN ELLISON, RECORDER

A.P.N.: 1319-30-519-001PTN

File No: 1180-4603478 (FJ)

R.P.T.T.: \$7.80

When Recorded Mail To: Mail Tax Statements To:
Rashida Madsen and Thomas Madsen
4514 Nicolet Ave
Fremont, CA 94536

GRANT, BARGAIN and SALE DEED

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

Andra Marynowski, Successor Trustee of the Chester and Mary Marynowski Trust dated April 30, 1987 and fully restated dated January 7, 2011

do(es) hereby GRANT, BARGAIN and SELL to

Rashida Madsen and Thomas Madsen, wife and husband as community property with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

A timeshare estate comprised of:

Parcel 1: an undivided 1/51st interest to and to the certain condominium described as follows:

(a) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village, Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828 Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of boundary line adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.

(b) Unit No. 020 as shown and defined on said 7th Amended Map of Tahoe Village, Unit No. 1.

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas as set forth on said Seventh Amended Map of Tahoe Village, Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as further set forth upon Record of Survey of boundary line adjustment map recorded March 4, 1985, in Book 385, at Page 160, of Official Records of Douglas County,

Nevada as Document No. 114254.

Parcel 3: the exclusive right to use said unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1 and Parcel 2 above during on "use week" within the "SUMMER use season" as said quoted terms are defined in the Declaration of Conditions, Covenants and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Record, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned use season.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 08/19/2020

Andra Marynowski, Successor Trustee of the
Chester and Mary Marynowski Trust dated April
30, 1987 and fully restated dated January 7,
2011

Andra Marynowski
Andra L. Marynowski, Successor Trustee

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 CA)SS
COUNTY OF Santa Clara)

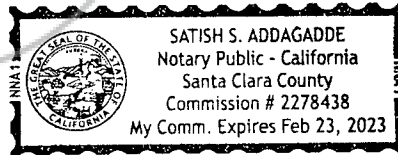
On 08/22/2020, before me, Satish S. Addagadde, Notary Public, personally appeared Andra L. Marynowski, Successor Trustee, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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.

This area for official notarial seal

[Signature]
Notary Signature



**STATE OF NEVADA
DECLARATION OF VALUE**

- 1. Assessor Parcel Number(s)
 - a) 1319-30-519-001PTN
 - 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 TIMESHARE

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$2,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$2,000.00
- d) Real Property Transfer Tax Due \$7.80

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 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: *[Signature]* Felita Jornacion

Capacity: GRANTOR Escrow Officer

Signature: _____

Capacity: First American Title Co.

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

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

Andra Marynowski, Successor
Print Name: Trustee
Address: 1754 Las Joyas Ct
City: Los Gatos
State: CA Zip: 95032

Rashida Madsen and
Print Name: Thomas Madsen
Address: 4514 Nicolet Ave
City: Fremont
State: CA Zip: 94536

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

First American Title Insurance
Print Name: Company
Address: 400 South Rampart Blvd., Suite 290
City: Las Vegas

File Number: 1180-4603478 FJ/ FJ
State: NV Zip: 89145

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