

THE UNDERSIGNED HEREBY AFFIRMS THAT  
THIS DOCUMENT DOES NOT CONTAIN A  
SOCIAL SECURITY NUMBER (NRS 239B.030)



KAREN ELLISON, RECORDER E05

**APN: 1319-30-616-019**

WHEN RECORDED MAIL TO:  
SEND TAX DOCUMENTS TO:

ANTHONY R. NESPOLI and ANNA NESPOLI  
280 Seton Hall Drive  
Freehold, NJ 07728

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

# QUIT CLAIM DEED

I, SUSAN L. NESPOLI, without consideration, does hereby remise, release and forever quitclaim all right, title and interest from SUSAN L. NESPOLI to ANTHONY R. NESPOLI and ANNA NESPOLI, husband and wife as joint tenants with right of survivorship, the following described real property situated in Douglas County, State of Nevada, bounded and described as:

See Exhibit "A" attached.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above-described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.

09-17, 2021

Susan L Nespoli  
Signature, SUSAN L. NESPOLI

Commonwealth of Virginia )  
County of Frederick )

The foregoing instrument was acknowledged before me on September 17,  
2021, by SUSAN L. NESPOLI.

Wendy D. Robinson  
NOTARY PUBLIC

WENDY D. ROBINSON  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7751694  
My Commission Expires Mar. 31 2025

EXHIBIT "A"

Tahoe Summit Village, Condominium Unit No. 19, Building B, as set forth in the condominium map of Lot 33, Tahoe Village Unit No. 2, Third Amended map, recorded February 26, 1981, as Document No. 53850, Official Records of Douglas County, State of Nevada, and more particularly described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A Time Share interest comprised of the following:

PARCEL ONE:

An undivided 1/51<sup>st</sup> interest in and to that certain condominium estate described as follows:

(a) Condominium Unit No. 19, Building B, as set forth in the condominium map of Lot 33, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records of Douglas County, State of Nevada, during ONE "Use Period" within the SUMMER "Season" as defined in the Declaration of Time Share Covenants, Conditions and Restrictions, originally recorded on April 5, 1983 as Document No. 78473, and as rerecorded May 24, 1983 as Document No. 80819 in the Official Records, Douglas County, State of Nevada, and the Declaration of Time Share Covenants, Conditions and Restrictions recorded on October 24, 1983 as Document No. 89975 and as amended by the First Amendment to Declaration of Time Share Covenants, Conditions and Restrictions recorded on November 10, 1983 as Document No. 090832 in the Official Records of Douglas County, State of Nevada.

(b) An undivided 1/11<sup>th</sup> interest in and to the common area designated, depicted and described in the condominium map of Lot 33, Building B, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records Douglas County, State of Nevada, during and for the "Use Period" set forth in subparagraph (a) above.

PARCEL TWO:

A non-exclusive right to use the "Special Common Area" as defined, and for the purposes and on the terms and conditions set forth, in that certain Declaration of Annexation (Tahoe Summit Village) and Grant, Bargain and Sale Deed recorded May 27, 1987 in Book 587 at Page 2854 as Document No. 155368, Official Records of Douglas County, State of Nevada, during and for the "Use Period" set forth in subparagraph (a) above.

PARCEL THREE:

A non-exclusive right to use the real property known as Common Area on the official map of Tahoe Village Unit No. 2, recorded March 29, 1974 as Document No. 72495, Official Records of Douglas County, State of Nevada, as amended and modified, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973 as Document no. 63681, Official Records of Douglas County, State of Nevada, and as amended by instruments recorded with said County and State on September 28, 1973 as Document No. 69063 in Book 973, Page 812 and July 2, 1976 as Document N. 01472 in Book 776, Page 87 of Official Records during and for the "Use Period" set forth in subparagraph (a) above.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said Use Period within said Season.

A Portion of APN 41-290-10  
1319-30-616-019

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1319-30-616-019
  - 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

- 3. Total Value/Sales Price of Property: \$ \_\_\_\_\_
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_)
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ \_\_\_\_\_ 0.00

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section # 5
  - b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity. Gifting to son
- 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 Susan L Nespoli Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Susan Nespoli  
 Address: 183 Fiddler Avenue  
 City: Winchester  
 State: VA Zip: 22603

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

Print Name: Anthony and Anna Nespoli  
 Address: 280 Seton Hall Drive  
 City: Freehold  
 State: NJ Zip: 07728

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Susan Nespoli Escrow # \_\_\_\_\_  
 Address: 183 Fiddler Avenue  
 City: Winchester State: CA Zip: 22603

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