

DOUGLAS COUNTY, NV

2023-994951

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

03/24/2023 11:48 AM

UDEED, LLC

SHAWNYNE GARREN, RECORDER

E07

APN: 1318-23-310-043

R.P.T.T.: \$0.00

Exempt: (7)

Recording Requested By:

uDeed, LLC

1349 Galleria Drive, Suite 100

Henderson, NV 89014-8624

After Recording Mail To:

uDeed, LLC - 105408A

1349 Galleria Drive, Suite 100

Henderson, NV 89014-8624

Send Subsequent Tax Bills To:

Mark Joseph Regoli

69 Broadway

Los Gatos, CA 95030

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **MARK JOSEPH REGOLI, TRUSTEE OF THE MARK JOSEPH REGOLI 2002 SEPARATE PROPERTY TRUST DATED MARCH 18, 2002**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **MARK JOSEPH REGOLI, a married man**, whose address is 69 Broadway, Los Gatos, California 95030,

ALL that real property situated in the Unincorporated Area of County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **8 Cascade Court, Stateline, Nevada 89449**
a/k/a 8 Manzanita Court, Zephyer Cove, Nevada 89449

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 7th day of February, 2023.

The Mark Joseph Regoli 2002 Separate Property Trust Dated March 18, 2002

Mark Joseph Regoli, Trustee
Mark Joseph Regoli, Trustee

STATE OF California)
COUNTY OF Santa Clara) SS

This instrument was acknowledged before me, this 7th day of February, 2023, by **Mark Joseph Regoli, Trustee.**

NOTARY STAMP/SEAL

[Signature]
Notary Public
[Signature]
Notary Public
Title and Rank
My Commission Expires: 11-8-23

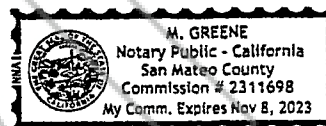
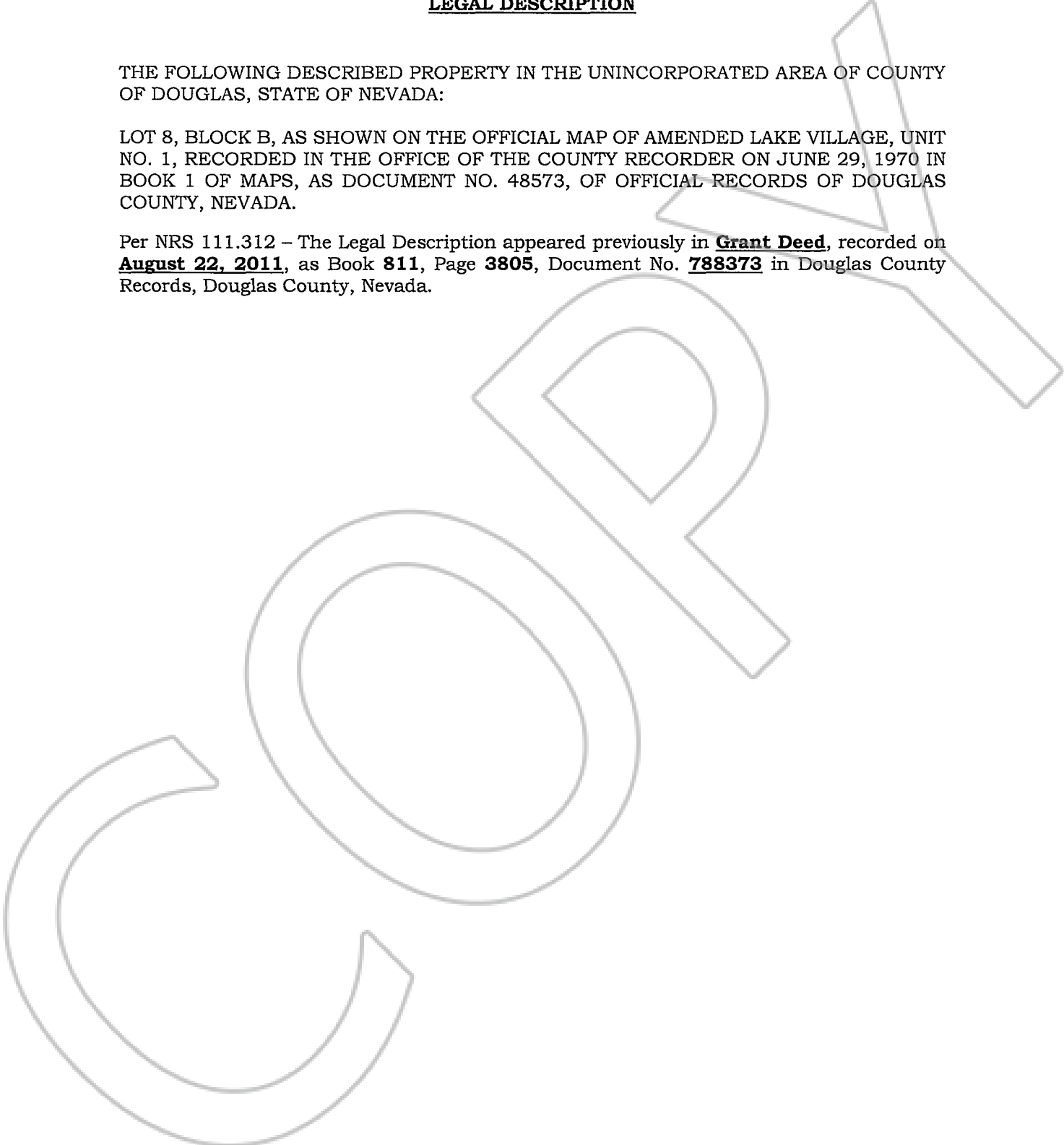


EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY IN THE UNINCORPORATED AREA OF COUNTY OF DOUGLAS, STATE OF NEVADA:

LOT 8, BLOCK B, AS SHOWN ON THE OFFICIAL MAP OF AMENDED LAKE VILLAGE, UNIT NO. 1, RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JUNE 29, 1970 IN BOOK 1 OF MAPS, AS DOCUMENT NO. 48573, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

Per NRS 111.312 - The Legal Description appeared previously in **Grant Deed**, recorded on **August 22, 2011**, as Book **811**, Page **3805**, Document No. **788373** in Douglas County Records, Douglas County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-310-043
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) ___ Vacant Land b) ___ Single Fam. Res.
 c) X Condo/Townhouse d) ___ 2-4 Plex
 e) ___ Apt. Bldg f) ___ Comm'l/Ind'l
 g) ___ Agricultural h) ___ Mobile Home
 ___ Other: _____

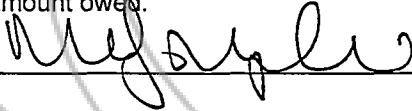
FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust -js</u>	

3. a. Total Value /Sales Price of Property: \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (N/A)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer without consideration from a trust.

5. Partial Interest: Percentage being transferred: N/A %

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:  Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **The Mark Joseph Regoli 2002
Separate Property Trust**
 Address: **69 Broadway**
 City: **Los Gatos**
 State: **California** Zip: **95030**

Print Name: **Mark Joseph Regoli**
 Address: **69 Broadway**
 City: **Los Gatos**
 State: **California** Zip: **95030**

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

Print Name: **uDeed, LLC - 105408A**
 Address: **1349 Galleria Drive, Suite 100**
 City, State, Zip: **Henderson, NV 89014-8624**

Escrow #: _____

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