

DOUGLAS COUNTY, NV

**2023-994952**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

**03/24/2023 11:48 AM**

UDEED, LLC

SHAWNYNE GARREN, RECORDER

E05

**APN:** 1318-23-310-043

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

Exempt: (5)

**Recording Requested By:**

uDeed, LLC

1349 Galleria Drive, Suite 100

Henderson, NV 89014-8624

**After Recording Mail To:**

uDeed, LLC – 105408B

1349 Galleria Drive, Suite 100

Henderson, NV 89014-8624

**Send Subsequent Tax Bills To:**

Mark Joseph Regoli, et al

69 Broadway

Los Gatos, CA 95030

**GRANT, BARGAIN, AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **MARK JOSEPH REGOLI, a married man,** FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **MARK JOSEPH REGOLI and HEATHER GAEDE REGOLI, husband and wife, as community property with right of survivorship,** 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, Zephyr 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.

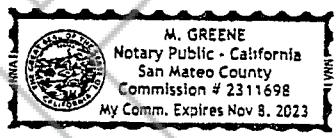
Mark Joseph Regoli  
Mark Joseph Regoli

STATE OF California )  
COUNTY OF Santa Clara ) SS

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

NOTARY STAMP/SEAL

M. Greene  
Notary Public  
Notary Public  
Title and Rank  
My Commission Expires: 11-8-2023

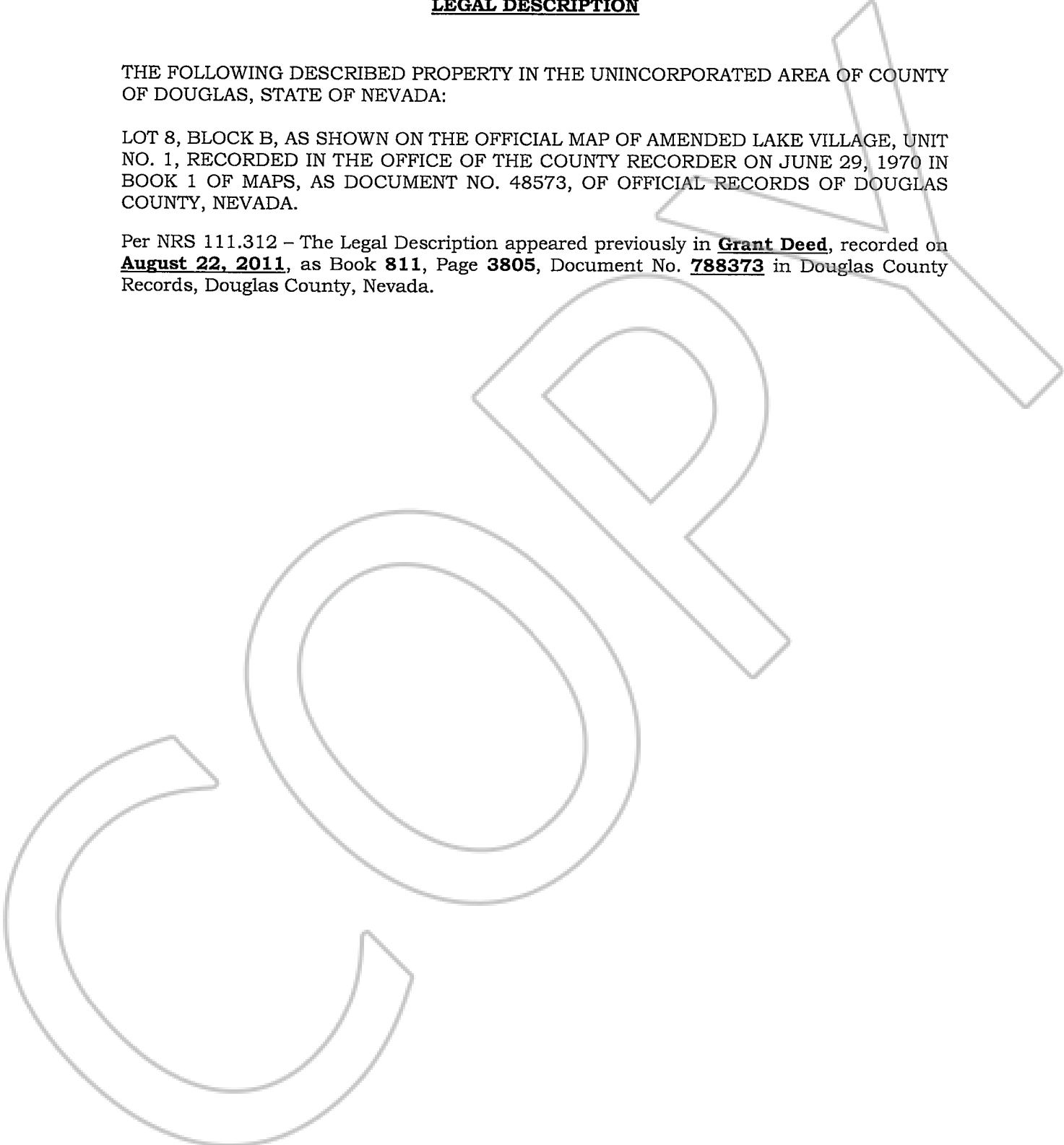


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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)  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: _____	

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 5  
 b. Explain Reason for Exemption: A transfer of title between spouses. Heather Gaede Regoli is the spouse of Mark Joseph Regoli.

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: *Mark Joseph Regoli* Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

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

Print Name: **Mark Joseph Regoli and Heather Gaede 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 - 105408B                      Escrow #: \_\_\_\_\_  
 Address: 1349 Galleria Drive, Suite 100  
 City, State, Zip: Henderson, NV 89014-8624

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