

DOUGLAS COUNTY, NV

2023-994953

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

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 - 105408C
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Send Subsequent Tax Bills To:

Mark Joseph Regoli, Trustee, et al
69 Broadway
Los Gatos, CA 95030

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **MARK JOSEPH REGOLI and HEATHER GAEDE REGOLI, husband and wife, as community property with right of survivorship,** 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, TRUSTEES of the REGOLI 2007 COMMUNITY PROPERTY TRUST** dated **November 6, 2007**, 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.

[Signature]
Mark Joseph Regoli

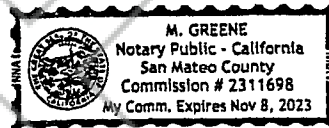
[Signature]
Heather Gaede Regoli

STATE OF California)
COUNTY OF Santa Clara) ss

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

NOTARY STAMP/SEAL

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



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

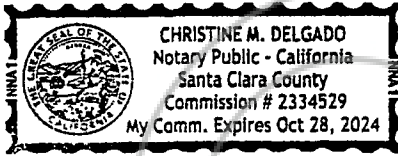
State of California

County of Santa Clara

On February 9th 2023 before me, Christine M Delgado, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Heather Gaede Pegoli
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

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.

Signature

Christine M. Delgado
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Bargain and Sale Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

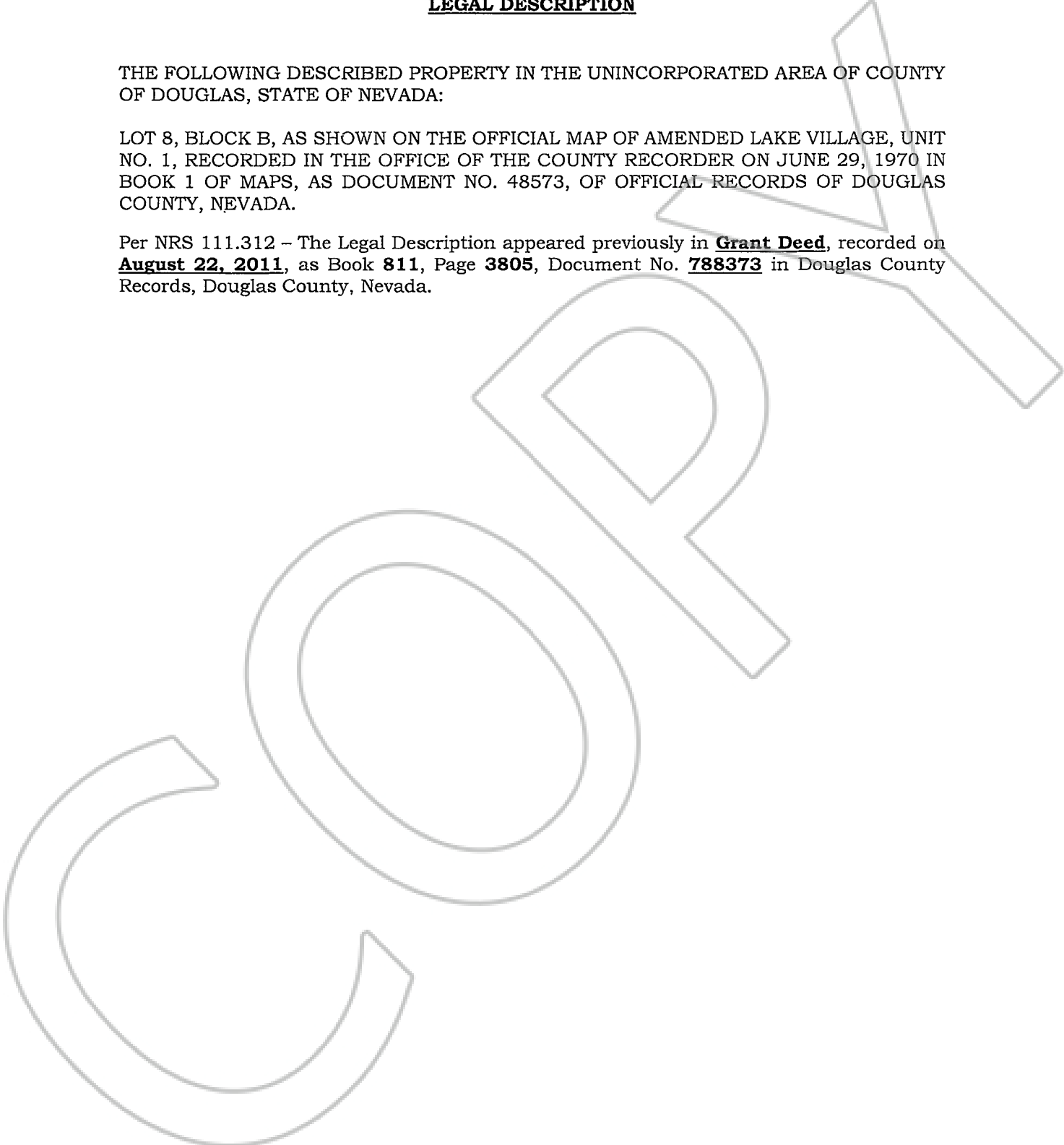
Signer is Representing: _____

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: <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 to 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: [Handwritten Signature] Capacity: Grantor
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

Print Name: **The Regoli 2007 Community Property Trust**
Address: **69 Broadway**
City: **Los Gatos**
State: **California** Zip: **95030**

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

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

Escrow #: _____