

APN# 42-108-09

Recording Requested by/Mail to:

Name: MICHAEL S. CHIELPEGIAN, Esq.

Address: 5200 North Palm Avenue, Suite 201

City/State/Zip: Fresno, California 93704

Mail Tax Statements to:

Name: Maria Cristina Monahan-Bremer

Address: 922 W. San Gabriel Avenue

City/State/Zip: Fresno, California 93705



SHAWNYNE GARREN, RECORDER E07

GRANT DEED

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

RECORDING REQUESTED BY:)
)
 CHIELPEGIAN COBB, LLP)
)
 AND WHEN RECORDED MAIL THIS DEED, AND UNLESS)
 OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT To)
)
 NAME CHIELPEGIAN COBB, LLP)
 STREET 5200 N. Palm, Suite 201)
 ADDRESS)
 CITY & Fresno, CA 93704 .)
 STATE)
 ZIP)
)
 Title Order No. _____, Escrow No. _____)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

Grantor is distributing this property to a trust beneficiary pursuant to the terms of the trust and for no consideration. R&T 11911

DOCUMENTARY TRANSFER TAX IS \$0.00

- unincorporated area
- City of
- Parcel No. 42-180-09
- computed on full value of interest or property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

PATRICK K. MONAHAN, JR. and ANN P. MONAHAN, Co-Trustees of the Dolores Monahan Trust under Declaration of Trust dated June 10, 1996,

to


MARIA CRISTINA MONAHAN-BREMER, a married woman, as her sole and separate property

the following described real property in the County of Douglas,
State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

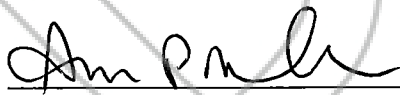
DOLORES MONAHAN TRUST under
Declaration of Trust dated June 10,
1996

Dated: July 13, 2023.



PATRICK K. MONAHAN, JR.,
Co-Trustee

Dated: June 27, 2023.



ANN P. MONAHAN, Co-Trustee

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

Maria Cristina Monahan-Bremer 922 W. San Gabriel, Fresno, California 93705
Name Street Address City & State

Exhibit "A"

A Timeshare Estate comprised of:

Parcel One:

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

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 31 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document 62661, all of Official Records Douglas County, State of Nevada. Except therefrom units 81 to 100 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 089 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

Parcel Two:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173 Page 229 of Official Records and in modification thereof recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records.

Parcel Three:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as sown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

Parcel Four:

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M.D.M., - and -
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, Official Records, Douglas County, State of Nevada.

Parcel Five:

The Exclusive right to use said UNIT and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three, and Four above during ONE "use week" within the summer "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

CALIFORNIA ALL-PURPOSE 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 Fresno)

On June 27, 2023, before me, KRYSTAL C. SULLIVAN, Notary Public, personally appeared ANN P. MONAHAN 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.



Signature 
Signature of Notary Public

Place Notary Seal Above

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

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 SAN LUIS OBISPO)

On JULY 13, 2023 before me, HAILEY JONES, Notary Public,
(here insert name and title of the officer)

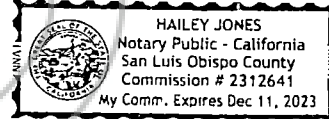
personally appeared PATRICK K. MONTAGAN, JR.

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.

Signature H. Jones



(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of GRANT DEED

containing 1 pages, and dated 07/13/2023

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) PATRICK K. MONTAGAN, JR.
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
Page # 9 Entry # 1

Notary contact: 805-773-5100

Other

- Additional Signer(s)
- Signer(s) Thumbprint(s)
- _____

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 42-180-09
 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 ONLY	
BOOK	PAGE
DATE OF RECORDING: <u>8-26-23</u>	
NOTES: <u>Grant TR to AB</u>	

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 # 7
 b. Explain Reason for Exemption: Grantor is distributing this property to a trust beneficiary pursuant to the terms of the trust and for no consideration.

5. Partial Interest: ~~Percentage~~ Fraction 1/51 being transferred: ~~xx~~

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 P.K. Monahan Capacity Co-Trustee
 Signature Ann P. Monahan Capacity Co-trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Patrick K. Monahan, Jr.
 and Ann P. Monahan, Co-Trustees
 Print Name: of the Dolores Monahan Trust
 Address: 234 Vista Del Mar
 City: Pismo Beach
 State: California Zip: 93449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Maria Cristina Monahan-Bremer
 Address: 922 W. San Gabriel
 City: Fresno
 State: California Zip: 93705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: MICHAEL S. CHIELPEGIAN Escrow # N/A
 Address: 5200 N. Palm Avenue, Suite 201
 City: Fresno State: CA Zip: 93704

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