

APN: 05-022-040  
Recording Requested By and  
When recorded mail to:  
MATTHEW W. OTTONE, Esq.  
OTTONE & LEACH LLP  
1418 South Main Street, Suite 203  
Salinas, CA 93908

Mail tax statements to:  
Mrs. Leslie Lombardi  
23527 Belmont Circle  
Salinas, CA 93908

DOUGLAS COUNTY, NV **2024-1008942**  
Rec:\$40.00  
Total:\$40.00 **06/10/2024 04:25 PM**  
MATTHEW W OTTONE, ESQ. Pgs=4



00182502202410089420040045

SHAWNYNE GARREN, RECORDER E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

FOR NO CONSIDERATION, LESLIE D. LOMBARDI, a married women as to her sole and separate property, hereby GRANTS to FREDERICK J. LOMBARDI and LESLIE D. LOMBARDI, Trustees of the 2003 LOMBARDI REVOCABLE TRUST under Declaration of Trust dated May 13, 2003, all of her interest in that real property in the County of Douglas, State of Nevada, described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Date: May 29, 2024

  
LESLIE D. LOMBARDI

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 )

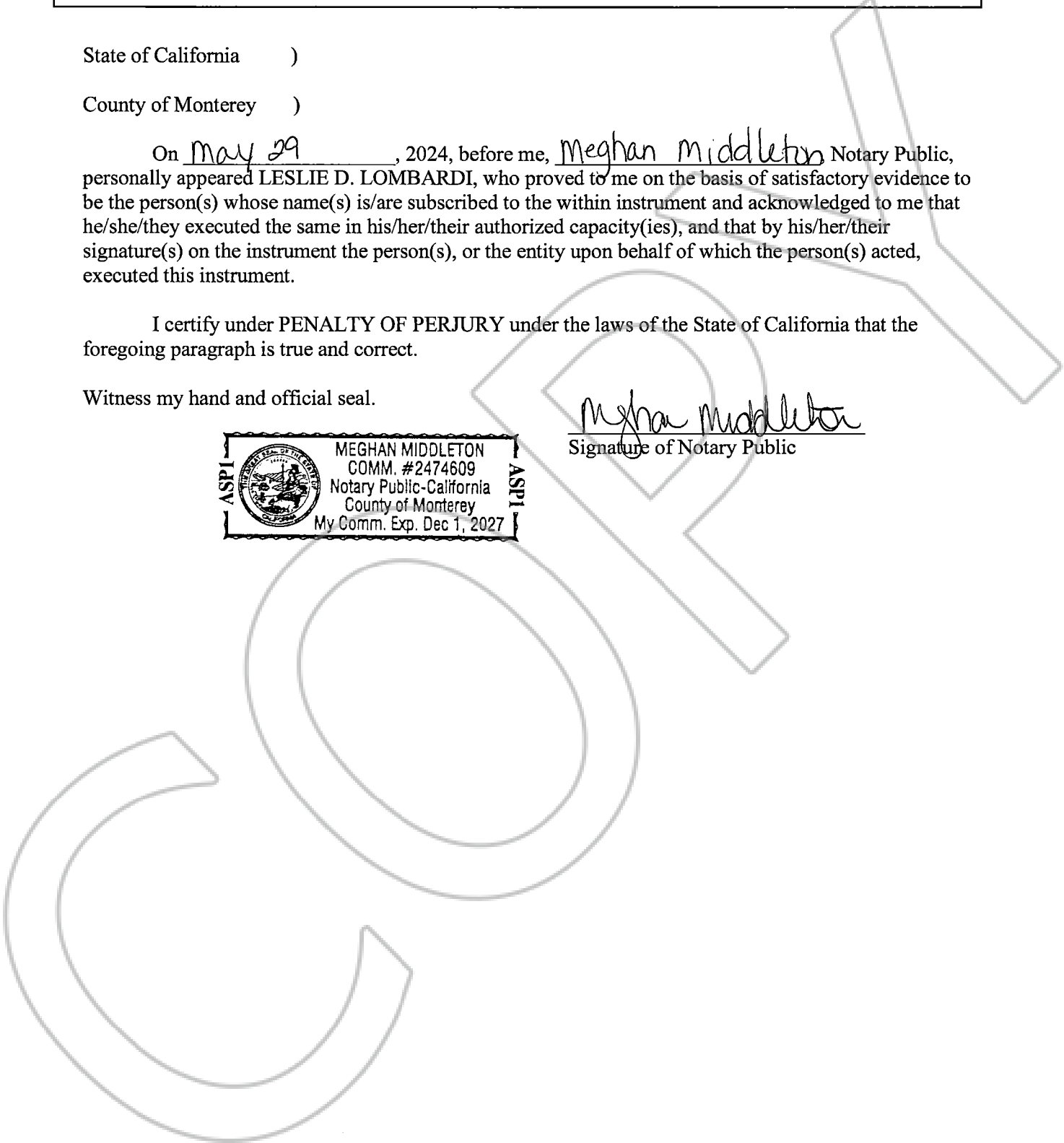
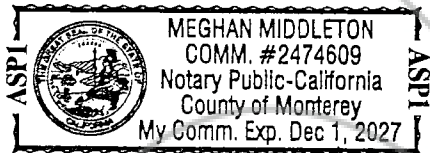
County of Monterey )

On May 29, 2024, before me, Meghan Middleton Notary Public, personally appeared LESLIE D. LOMBARDI, 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 this 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.

Meghan Middleton  
Signature of Notary Public



**EXHIBIT "A"**

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follow:

**PARCEL 1:**

Lots 62 and 63, as shown on the map entitled SKYLAND SUBDIVISION NO. 1, filed for record in the Office of the County Recorder of Douglas County, Nevada, on February 27, 1958, as Document No. 12967.

EXCEPTING THEREFROM that portion of Lot 62, described as follows:

BEGINNING at the easterly corner common to Lots 62 and 63 of said Subdivision; thence S 33° 22' 00" W along the easterly property line of Lot 62 a distance of 13.00 feet; thence leaving said line N 60° 05' 05" W a distance of 57.80 feet to a point of the property line common to Lots 62 and 63; thence S 72° 34' 30" E along said common property line a distance of 60.00 feet to the Point of Beginning.

TOGETHER WITH the following described portion of Lot 63 of said Subdivision: BEGINNING at the westerly corner common to Lots 62 and 63 of said Subdivision, being a point on the easterly right-of-way of Skyland Drive; thence N 38° 33' 30" E along said right-of-way a distance of 6.38 feet; thence leaving said right-of-way the following courses: S 64° 20' 59" E 5.53 feet; N 88° 41' 55" E 25.77 feet; S 66° 11' 18" E 34.82 feet; south 10.02 feet to a point on the property line common to said Lots 62 and 63; thence N 72° 34' 30" W along said property line a distance of 69.79 feet to the Point of Beginning.

**PARCEL 1A:**

TOGETHER WITH a non-exclusive right-of-way for access to the waters of Lake Tahoe and for beach and recreational purposes as set forth in Deed recorded February 5, 1960, in Book 1, Page 268, File No. 15573, Official Records.

COMMONLY KNOWN AS: 1077 Skyline Dr., Zephyr Cove, NV 89448  
APN: 05-022-040

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 05-022-040  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified - Trust</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: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: Transfer to Grantor Revocable Trust for No Consideration.

5. Partial Interest: Percentage being transferred: 16.67 %

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 Leslie Lombardi Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Leslie Lombardi  
 Address: 23527 Belmont Circle  
 City: Salinas  
 State: CA Zip: 93908

Print Name: Leslie Lombardi  
 Address: 23527 Belmont Circle  
 City: Salinas  
 State: CA Zip: 93908

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: MATTHEW OTTONE Escrow # \_\_\_\_\_  
 Address: 1418 S. MAIN ST., # 203  
 City: SALINAS, CA State: CA Zip: 93908

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