

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO

DOMINIC PAPAGNI, TRUSTEE
573 W. FREMONT AVE.
FRESNO, CA 93704-1110

MAIL TAX STATEMENTS TO

DOMINIC C. PAPAGNI
2038 SAWGRASS RIDGE
SAN ANTONIO, TX 78260

DOUGLAS COUNTY, NV 2024-1009469

Rec:\$40.00

Total:\$40.00

GROMIS & AGUIRRE

06/26/2024 09:53 AM

Pgs=3



00183103202410094690030032

SHAWNYNE GARREN, RECORDER

E07

APN: 42-230-06

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**“Documentary Transfer Tax is \$0.00. This conveyance transfers
an interest out of Living Trust to child, R & T 11930.”**

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

FOR NO CONSIDERATION, DOMINIC PAPAGNI, TRUSTEE OF THE
DOMINIC PAPAGNI and CLEO L. BAUER LIVING TRUST dated October 22, 1997.

HEREBY GRANT(S) TO DOMINIC C. PAPAGNI, a married man

the following described real property in the County of DOUGLAS , State of Nevada

PROPERTY DESCRIPTION ATTACHED HERETO AS EXHIBIT “A”

PROPERTY ADDRESS KNOWN AS RIDGE TIMESHARE (Week #03-022-29) A portion of APN: 42-230-06

Dated: June 5, 2024

Domnic Papagni

DOMINIC PAPAGNI, TRUSTEE,
DOMINIC PAPAGNI and CLEO L. BAUER LIVING TRUST
dated 10/22/1997

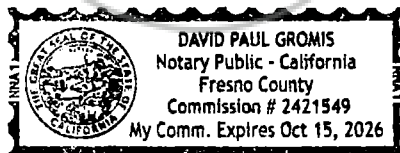
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Fresno)

On June 5, 2024, before me, David Paul Gromis, Notary Public, personally appeared DOMINIC PAPAGNI, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(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.



David Paul Gromis
(Signature of Notary Public)

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County Douglas, State of Nevada, described as follows:

A timeshare estate comprised of:

PARCEL 1:

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

(a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 2 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(b) Unit No. B2 as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above, during one "use week" within the "Prime use season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "C,C & R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above referenced "use season" as more fully set forth in the C,C & R's.

PARCEL 4:

A non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 42-230-06
 - 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>6/20/24</u>	
NOTES: <u>Verified Trust Ag</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: \$ GIFT

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 7
 - b. Explain Reason for Exemption: A transfer to title from a trust without consideration if a certificate of trust is presented at the time of transfer

5. Partial Interest: Percentage being transferred: _____ %

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: Dominic Papagni Capacity: Trustee

Signature: _____ Capacity: _____

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

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

Print Name: DOMINIC PAPAGNI, TRUSTEE
 Address: 573 W. FREMONT AVE.
 City: FRESNO
 State: CA Zip: 93704

Print Name: DOMINIC C. PAPAGNI
 Address: 2038 SAWGRASS RIDGE
 City: SAN ANTONIO
 State: TX Zip: 78260

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: DAVID PAUL GROMIS, ATTNY Escrow # _____
 Address: 6700 N. FIRST, #135
 City: FRESNO State: CA Zip: 93710