

APN# 1318-26-101-006

Recording Requested by/Mail to:

Name: Paralegal Service Center

Address: 1039 D Street Ste. 9

City/State/Zip: Ramona CA 92065

Mail Tax Statements to:

Name: Kingsbury Crossing c/o Tricom Management

Address: 4025 E. La Palma Ave Ste 103

City/State/Zip: Anaheim CA 92807-1764



SHAWNYNE GARREN, RECORDER E03

GRANT DEED

Title of Document (required)

Please complete the Affirmation Statement below:

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) **Military Discharge** – NRS 419.020 (2)
 Other NRS _____ (state specific law)

-OR-

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

Helene Armand

Signature

Helene Armand

Printed Name

This document is being (re-)recorded to correct document # 2024-1007589, and is removing a deceased Joint Tenant who was originally removed from title by Affidavit-Death of a Joint Tenant

recorded on 04/24/2024 as Document No. 2024-1007052 of Official Records of

Douglas County. And who was erroneously named as a grantee.



SHAWNYNE GARREN, RECORDER

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 1318-26-101-006

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

GRANT DEED

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:

Paralegal Service Center of Ramona

RETURN TO: Name Paralegal Service Center

Address 1039 D Street Suite 9

City/State/Zip Ramona CA 92065

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name Kingsbury Crossing c/o Tricom Management

Address 4025 E. La Palma Ave Ste 103

City/State/Zip Anaheim, CA92807-1764

This page provides additional information required by NRS 111.312 Sections 1-2.
To print this document properly, do not use page scaling.
P:\Common\Forms & Notices\Cover Page Template Oct2017

APN: 1318-26-101-006

Affix R.P.T.T. \$ 0.00

**RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:**

PARALEGAL SERVICE CENTER 1039 D STREET STE 9
RAMONA CA 92065

MAIL TAX STATEMENTS TO:

KINGSBURY CROSSING C/O TRICOM
MANAGEMENT
4025 E. LA PALMA AVE STE 103
ANAHEIM, CA 92807-1764

INTERVAL NO.: 3305-25

GRANT DEED

That **NICHOLAS VITO LA GIOIA, as Grantor**, who acquired title with **GUY ANTHONY LA GIOIA, deceased**, as Joint Tenants, for no consideration, the receipt of which is hereby acknowledged,

do hereby Grant to:

BRIAN LOPEZ and RONDA LOPEZ, Husband and Wife as Community Property with Rights of Survivorship, as Grantees,

all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

ORIGINAL DEVERIATION: BK: 0513 / PG: 1261 / DOC: 0823044

Subject to: Restrictions, conditions, reservations, 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 hand on April _____, 2024

NICHOLAS VITO LA GIOIA

APN: 1318-26-101-006

Affix R.P.T.T. \$ ~~9.00~~ 1.95

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

PARALEGAL SERVICE CENTER 1039 D STREET STE 9
RAMONA CA 92065

MAIL TAX STATEMENTS TO:

KINGSBURY CROSSING C/O TRICOM
MANAGEMENT
4025 E. LA PALMA AVE STE 103
ANAHEIM, CA 92807-1764

INTERVAL NO.: 3305-25

GRANT DEED

That **NICHOLAS VITO LA GIOIA**, who acquired title with **GUY ANTHONY LA GIOIA** as Joint Tenants, as the **Grantor**, for no consideration, the receipt of which is hereby acknowledged,

do hereby Grant to:

BRIAN LOPEZ and RONDA LOPEZ, Husband and Wife as Community Property with Rights of Survivorship, as **Grantees with GUY ANTHONY LA GIOIA**, all as Joint Tenants,

all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

ORIGINAL DEVERIATION: BK: 0513 / PG: 1261 / DOC: 0823044

Subject to: Restrictions, conditions, reservations, 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 hand on April 17, 2024


NICHOLAS VITO LA
GIOIA

See Attached for
Notary Certificate

4/17/24 KA

□

EXHIBIT "A"

CALIFORNIA ALL- PURPOSE 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 17 April 2024 before me, Kasey L. Anderson, Notary Public
(Here insert name and title of the officer)

personally appeared Nicholas Vito La Gioia,
 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.

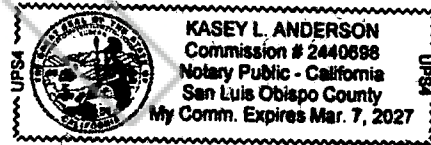
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kasey L. Anderson

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Grant DEED

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date 4/17/24

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT "A"

KINGSBURY CROSSING – LEGAL DESCRIPTION

The following described real property is in the County of Douglas, State of Nevada and is more particularly described as follows:

AN UNDIVIDED "ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTH (1/3213) INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY (THE "REAL PROPERTY"):

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 26 TOWNSHIP 13 NORTH, RANGE 18 EAST, MDB&M, DESCRIBED AS FOLLOWS:

PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAP FOR JOHN E. MICHELSON AND WALTER COX, RECORDED FEBRUARY 03, 1981, IN BOOK 281 OF OFFICIAL RECORDS, AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53178, SAID MAP BEING AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP OF JOHN E. MICHELSON AND WALTER COX, RECORDED FEBRUARY 10, 1978, IN BOOK 278, OF OFFICIAL RECORDS, AT PAGE 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 17578.

EXCEPTING FROM THE REAL PROPERTY THE EXCLUSIVE RIGHT TO USE AND OCCUPY ALL OF THE DWELLING UNITS AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" AND SUBSEQUENT AMENDMENTS THERETO AS HEREINAFTER REFERRED TO.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS 2.5, 2.6 AND 2.7 OF THE DECLARATION OF TIMESHARE USE AND AMENDMENTS THERETO TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENTS TO OTHERS.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY A "UNIT" AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" RECORDED FEBRUARY 16, 1983, IN BOOK 283, AT PAGE 1341 AS DOCUMENT NO. 76233 OF OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA AND AMENDMENT TO "DECLARATION OF TIMESHARE USE" RECORDED APRIL 20, 1983 IN BOOK 483 AT PAGE 1021, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 78917, AND SECOND AMENDMENT TO "DECLARATION OF TIMESHARE USE" RECORDED JULY 20, 1983 IN BOOK 783 OF OFFICIAL RECORDS AT PAGE 1688, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 084425 ("DECLARATION"), DURING A "USE PERIOD" WITHIN THE **HIGH SEASON** WITHIN THE "OWNER'S USE YEAR", AS DEFINED IN THE DECLARATION, TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION.

INTERVAL NO.: 3305-25

APN: 1318-26-101-006

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1318-26-101-006
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 Condo

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$0.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ \$0.00
Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 3
b. Explain Reason for Exemption: Remove a deceased Joint Tenant who was originally removed from title by Affidavit-Death of a Joint Tenant recorded on 04/24/2024 as Document No 2024-1007052.
5. Partial Interest: Percentage being transferred: 100.0 %

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 Nicholas La Gioia Capacity GRANTOR

Signature _____ Capacity GRANTEE

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

Print Name: NICHOLAS LA GIOIA
Address: 654 TROUVILLE AVENUE
City: GROVER BEACH
State: CALIFORNIA Zip: 93433

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

Print Name: BRIAN LOPEZ
Address: 8570 CAVE CITY ROAD
City: MOUNTAIN RANCH
State: CALIFORNIA Zip: 95246

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: HELENE ARMAND PARALEGAL SRV CNT Escrow # N/A
Address: 1039 D STREET SUITE 9
City: RAMONA State: CALIFORNIA Zip: 92065

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