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OFFICIAL RECORDS

Requested By  
**BARLOW FLAKE & RICHARDS**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 4 Fee: \$ 17.00

Bk: 0314 Pg: 1338 RPTT # 7



Deputy sg

APN: 1318-26-101-006

**WHEN RECORDED, MAIL TO:**

✓ Jonathan W. Barlow  
BARLOW FLAKE & RICHARDS  
50 S. Stephanie St., Ste. 101  
Henderson, NV 89012

**MAIL TAX NOTICES TO:**

Sally Sheets & Robert Sheets, Trustees  
Sally Sheets Living Trust  
502 Thomas Davis Drive  
Clayton, DE 19938-2509

**GRANT, BARGAIN AND SALE DEED**

THIS DEED is executed this 4th day of December, 2013, by Robert H. Sheets and Sally Sheets, husband and wife as joint tenants, as grantor ("Grantor"), whose address is 502 Thomas Davis Drive, Clayton, DE 19938-2509, in favor of Sally Sheets and Robert H. Sheets, or their successors, as trustees of the Sally Sheets Living Trust, dated November 19, 2012, as grantee ("Grantee"), whose address is 502 Thomas Davis Drive, Clayton, DE 19938-2509.

WITNESSETH:

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby Grants, Bargains, Sells and Conveys to Grantee that certain real property (the "Property") located in Douglas County, Nevada, which is more particularly described as follows:

**\*\*LEGAL DESCRIPTION SET FORTH ON EXHIBIT A\*\***

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof; and

SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record enforceable at law or in equity, including, without limitation, the following:

1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.

2. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.

3. Easements, claims of easement or encumbrances that are not shown by the public records.

4. Discrepancies, conflicts on boundary lines, shortages in area, encroachments or any other facts that a correct survey would disclose, and that are not shown by public records.

5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights or claims or title to water.

6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Taxes for the current fiscal year.

**\*\*SIGNATURES ON FOLLOWING PAGE\*\***

IN WITNESS WHEREOF, Grantor has executed this Deed in favor of Grantee as of the date first set forth above.

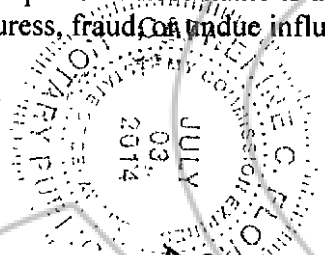
"Grantor"

Robert H. Sheets  
Robert H. Sheets

Sally Sheets  
Sally Sheets

STATE OF DE }  
COUNTY OF Kent }

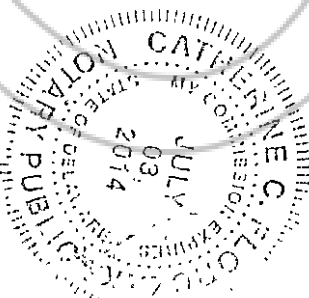
On 4 Dec 2013, 2013, before me, Catherine C. Florczak, personally appeared **Robert H. Sheets**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this **Grant, Bargain and Sale Deed**, and acknowledged that he or she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.



Catherine C. Florczak  
NOTARY PUBLIC

STATE OF DE }  
COUNTY OF Kent }

On 4 Dec 2013, 2013, before me, Catherine C. Florczak, personally appeared **Sally Sheets**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this **Grant, Bargain and Sale Deed**, and acknowledged that he or she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.



Catherine C. Florczak  
NOTARY PUBLIC

## EXHIBIT A

### Legal Description

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. Michelsen and Walter Cox recorded February 3, 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 for John E. Michelsen 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 said 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. 84425 and third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at page 2572, Official Records of Douglas County, Nevada, as Document No. 89535, ("Declaration"), during a "Use Period", within the High Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

Subject to all covenants, conditions, restrictions, limitations, easements, rights-of-way of record.