

DOUGLAS COUNTY, NV

2014-852028

RPTT:\$7.80 Rec:\$17.00

\$24.80 Pgs=4

11/03/2014 08:28 AM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1319-30-720-001 PTN

Recording requested by:
Cullen Family Vacations LLC
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 670607130021

Mail Tax Statements To: John Porras, 1647 Stephanie Way, Ceres, California 95307

Consideration: \$1,800.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Cullen Family Vacations LLC, a Wyoming Limited Liability Company, whose address is 5830 East 2nd Street, Casper, Wyoming 82609, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: John Porras, a Single Man, whose address is 1647 Stephanie Way, Ceres, California 95307, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Ridge Tahoe, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: 10/22/2014

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

[Signature]
Witness #1 Sign & Print Name: IRMA TORRES

Cullen Family Vacations LLC

[Signature]
by About Time Getaways Management, LLC, its manager
by J. K. Moe, as Manager

[Signature]
Witness #2 Sign & Print Name:
Judith Canchani

STATE OF Florida, SS
COUNTY OF Orange

On 10/22/14, before me, the undersigned notary, personally appeared J. K. Moe, as Manager for About Time Getaways Management, LLC, its manager for Cullen Family Vacations LLC, a Wyoming Limited Liability Company, personally known to me (or 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.

WITNESS my hand and official seal.

SIGNATURE: [Signature]



My Commission Expires: 1/12/15

Exhibit "A"

File number: 67060713002A

TOGETHER with the tenants, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

A Timeshare Estate comprised of:

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

(A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map, recorded July 14, 1988, as Document No. 182057 Official Records Douglas County, State of Nevada. Except therefrom Units 039 through 080 as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, Nevada.

(B) Unit No. 060 as shown and defined on said Condominium Plan.

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 modifications 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 the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on Tahoe Village Unit No. 3 Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become part of said timeshare project, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

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, and

B. An easement for ingress and egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986 as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a Unit of the same Unit Type as described in the Declaration of Annexation of The Ridge on Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One, and Parcel Two, Three, and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during **ONE use week** within the **PRIME season**, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-30-720-001 PTN
 b. _____
 c. _____
 d. _____

2. Type of Property:

a. <input type="checkbox"/> Vacant Land	b. <input type="checkbox"/> Single Fam. Res.	FOR RECORDER'S OPTIONAL USE ONLY Book: _____ Page: _____ Date of Recording: _____ Notes: _____
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex	
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l	
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home	
<input checked="" type="checkbox"/> Other <u>TIMESHARE</u>		

3. a. Total Value/Sales Price of Property \$ 1,800.00
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
 c. Transfer Tax Value: \$ 1,800.00
 d. Real Property Transfer Tax Due \$ 7.80

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00 %
 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 [Signature] Capacity AGENT
 Signature [Signature] Capacity AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: CULLEN FAMILY VACATIONS LLC
 Address: 5830 EAST 2ND ST
 City: CASPER
 State: WY Zip: 82609

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: JOHN PORRAS
 Address: 1647 STEPHANIE WAY
 City: CERES
 State: CA Zip: 95307

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: TIMESHARE CLOSING SERVICES Escrow #: 67060713002
 Address: 8545 COMMODITY CIRCLE
 City: ORLANDO State: FL Zip: 32819

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED