

DOUGLAS COUNTY, NV

2014-853093

RPTT:\$1.95 Rec:\$17.00

\$18.95 Pgs=4

11/21/2014 09:13 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

| | |
|--|--------------------------|
| A.P.N. # | A ptn of 1319-30-712-001 |
| R.P.T.T. | \$ 1.95 |
| Escrow No. | 20142038-TS/AH |
| Title No. | None |
| Recording Requested By: | |
| Stewart Vacation Ownership | |
| Mail Tax Statements To: | |
| Ridge Pointe P.O.A. P.O. Box 5790 Stateline, NV 89449 | |
| When Recorded Mail To: | |
| Todd S. Royer and Kathleen C. Royer 2933 Harbour Shore Ln. Elk Grove, CA 95758 | |

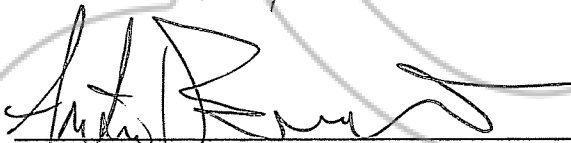
GRANT, BARGAIN, SALE DEED


THIS INDENTURE WITNESSETH: That **ANTHONY S. BUSTAMANTE** and **MICHELLE M. BUSTAMANTE**, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **TODD S. ROYER** and **KATHLEEN C. ROYER**, husband and wife as Community Property with Right of Survivorship and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Pointe, Two Bedroom, Every Year Use, Account #1601513A; Stateline; NV 89449. See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11-11-14


Anthony S. Bustamante


Michelle M. Bustamante

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

ACKNOWLEDGMENT

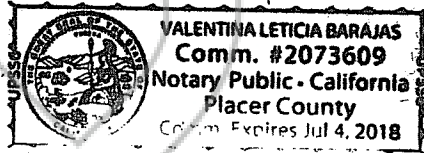
State of California
County of CALIFORNIA)

On 11-11-2014 before me, Valentina Leticia Barajas
(insert name and title of the officer)

Personally appeared Anthony S. Bustamante, 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.



Signature [Handwritten Signature]

(Seal) for clarification: Commission Expires July 4, 2018

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title of Type of Document _____
Document Date: _____ Number of Pages: _____
Signer(s) other than named above: _____

Capacity(ies) Claimed by Signer

| | |
|--------------------------|---|
| <input type="checkbox"/> | Signer's Name: _____ |
| <input type="checkbox"/> | Individual |
| <input type="checkbox"/> | Corporate Officer – Title: _____ |
| <input type="checkbox"/> | Partner <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> | Attorney-in-fact |
| <input type="checkbox"/> | Trustee |
| <input type="checkbox"/> | Guardian or Conservator |
| <input type="checkbox"/> | Other: _____ |
| <input type="checkbox"/> | Signer is Representing: _____ |

Right Thumbprint of
signer
Top of thumb Here

ACKNOWLEDGMENT

State of California
County of PLACER)

On 11-11-2014 before me, Valentina Leticia Barajas
(insert name and title of the officer)

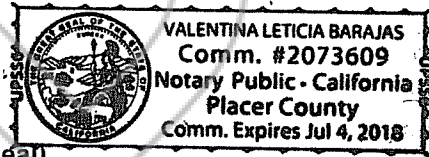
Personally appeared Michelle M. Bustamante, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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.

Signature [Handwritten Signature]

(Seal)



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title of Type of Document _____
Document Date: _____ Number of Pages: _____
Signer(s) other than named above: _____

Capacity(ies) Claimed by Signer

| | |
|--------------------------|---|
| <input type="checkbox"/> | Signer's Name: _____ |
| <input type="checkbox"/> | Individual |
| <input type="checkbox"/> | Corporate Officer -- Title: _____ |
| <input type="checkbox"/> | Partner <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> | Attorney-in-fact |
| <input type="checkbox"/> | Trustee |
| <input type="checkbox"/> | Guardian or Conservator |
| <input type="checkbox"/> | Other: _____ |
| <input type="checkbox"/> | Signer is Representing: _____ |

| |
|--|
| Right Thumbprint of signer Top of thumb Here |
|--|

EXHIBIT "A"

(160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/1326th interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.

A Portion of APN: 1319-30-712-001

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-712-001
- b) _____
- c) _____
- d) _____

| FOR RECORDER'S OPTIONAL USE ONLY | |
|----------------------------------|------------|
| Document/Instrument No. | _____ |
| Book _____ | Page _____ |
| Date of Recording: | _____ |
| Notes: | _____ |

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other Timeshare

3. Total Value/Sales Price of Property _____ \$500.00

Deed in Lieu of Foreclosure Only (Value of Property) (_____)

Transfer Tax Value _____ \$500.00

Real Property Transfer Tax Due: _____ \$1.95

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 %

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 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:  Capacity: Grantor
Anthony S. Bustamante

Signature: _____ Capacity: Grantee
Todd S. Royer

SELLER (GRANTOR) INFORMATION

Print Name: Anthony S. Bustamante
 Address: 4956 Tufts St.
 City/State/Zip Sacramento, CA 95841

BUYER (GRANTEE) INFORMATION

Print Name: Todd S. Royer
 Address: 2933 Harbour Shore Ln.
 City/State/Zip Elk Grove, CA 95758

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Vacation Ownership Escrow No 20142038-TS/AH

Address: 10 Graves Drive

City Dayton State: NV Zip 89403