

DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$15.00

\$16.95 Pgs=2

GREATWAY SERVICES

KAREN ELLISON, RECORDER

2015-855247

01/05/2015 10:09 AM

A Portion of APN: 0000-40-050-450
Ridge Pointe Resort
Actual/True Consideration \$300.00

Prepared By:
William J. Grega
302 Torrey Pine Dr.
Mars, PA 16046

Mail Tax Statements to:
Resorts West
400 Ridge Club Drive
Stateline, NV 89449

Return Deed to:
GreatWay Services
117 N. Massey Blvd
Nixa, MO 65714

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 21st day of October, 2014 by and between, William J. Grega, and Nancy J. Grega Husband and wife as joint tenants with right of survivorship, whose address is 302 Torrey Pine Dr., Mars, PA 16046, Grantor(s) to Elizabeth Fox and Stephen Kenneth Austin, wife and husband, as tenants with rights of Survivorship, as Grantee(s) whose address is 64 Via Regalo, San Clemente, CA 92673

WITNESSETH

That the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property:

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 1/2652nd 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. 463765; 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. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in ODD -numbered years in accordance with said Declaration.

This being the same property as conveyed to Grantor by Grant, Bargain, Sale Deed in Book 1098 at Page 2167 and recorded on October 13, 1998 in the Official Records of Douglas County, Nevada.

This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further,

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

Witness: [Signature]
THOMAS J. JEZEWSKI
Print Name

Witness: [Signature]
JEZEWSKI
Print Name

[Signature]
William J. Grega

[Signature]
Nancy J. Grega

STATE OF PA)
)SS.
COUNTY OF ALLEGHENY)

On this 21st day of October, 20 14, before me (insert NAME and TITLE of OFFICER) HEIDI SMITH, Notary Public personally appeared (insert name of signatory(ies))

William J. Grega and Nancy J. Grega, 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 by 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.

(SEAL)

[Signature]
Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Heidi Smith, Notary Public
Cheswick Boro, Allegheny County
My Commission Expires March 7, 2015
ASSOCIATION OF NOTARIES

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 0000-40-050-450
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| 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 |
| i. <input checked="" type="checkbox"/> Other <u>Timeshare</u> | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 300.00
 b. Deed in Lieu of Foreclosure Only (value of property (0.00))
 c. Transfer Tax Value: \$ 300.00
 d. 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: _____ %
 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 Melissa Rackley Capacity: AGENT
 Signature Melissa Rackley Capacity: AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Willaim J. Grega
 Address: 302 Torrey Pine Dr.
 City: Mars
 State: PA Zip: 16046

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Elizabeth Fox
 Address: 64 Via Regalo
 City: San Clemente
 State: CA Zip: 92673

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: GreatWay Services/ Melissa R
 Address: 117 N. Massey Blvd.
 City: Nixa

Escrow # _____
 State: MO Zip: 65714

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED