

DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$15.00

\$16.95 Pgs=2

TIMESHARE OASIS, INC

KAREN ELLISON, RECORDER

2015-855624

01/14/2015 09:49 AM

Prepared on behalf of Grantor
By and Return to
Timeshare Oasis, Inc.
228 S. Broadway, Suite D
Wind Gap, PA 18091
Without title examination
Actual Consideration \$500.00

Mail Tax Statement To:
Ridge Sierra
P.O. Box 859
Sparks, NV 89432

APN: 1319-30-542-019

Grant Deed

For valuable consideration, FIVE HUNDRED AND 00/100 DOLLARS (\$500.00), the receipt and sufficiency of which are hereby acknowledged, JOHN O. HUDMAN JR., whose mailing address is, 104 Forget Me Not Ln. Longview, TX 75605 DAVID MCCOY, an unmarried man as tenancy and severalty, 820 2nd Street #17 Cheney, WA 99004 The Grantees, all the real property situated in the County of Douglas and State of Nevada, described as follows:

A Timeshare estate comprised of:

PARCEL 1: An undivided 1/102nd interest in and to that certain condominium estate described as follows:

(A) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 4 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada

(B) Unit No. B4, as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, and State of Nevada.

PARCEL 2: A non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

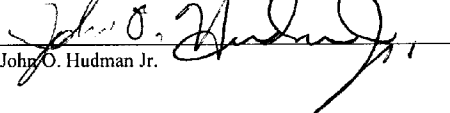
PARCEL 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above, during one "ALTERNATE USE WEEK" in EVEN numbered years within the PRIME "use season" as that term is defined in the Second Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Sierra recorded as Document No. 184444, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "USE WEEK" in the above referenced "use season" as more fully set forth in the CC&R's.

Being the same premises granted by deed dated September 22nd, 2014 and recorded September 30, 2014 in Doc. No. 2014-850083 to the grantors herein.

This pertains to the transfer of your Ridge Sierra timeshare only.

Subject to the following: the Declaration; the Master Declaration of Covenants, Conditions, and Restrictions and all amendments thereof and supplements thereto, if any; taxes for the current year and all subsequent years; and conditions, restrictions, limitations, reservations, easements and other matters of record; the benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The Grantor covenants with the Grantee that the Grantor is lawfully seized of the above property in fee simple; that the Grantor has good, right, and lawful authority to sell and convey the above property, and warrants the title to the above property and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantors has executed this deed:


John O. Hudman Jr.

Signed, Sealed and Delivered in the Presence of:

On December 12, 2014 before me, Sandra Darlene Spencer (Print Name Here), a Notary Public, personally appeared, John O. Hudman Jr. personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacities, and that by his signature on the instrument the person, executed the instrument.

Witness my hand and official seal:

Signature: Sandra Darlene Spencer
County of: Harrison, State of: Texas
My Commission Expires: Jan. 23, 2018

Place Stamp or Seal Within Box



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-542-019
 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
 Other Timeshare

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

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: _____ %
 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 Dawn R. Miller Capacity closing agent for
 Signature Dawn R. Miller Capacity closing agent for

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: John D. Hudman
 Address: 104 Forget Me Not Lane
 City: Longview
 State: Texas Zip: 75605

(REQUIRED)
 Print Name: David McCoy
 Address: 820 2nd Street #17
 City: Cheney
 State: WA Zip: 99004

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

Print Name: Dawn R. Miller Escrow#: 191 468A
 Address: 228 S Broadway, Suite D
 City: Wind Gap State: PA Zip: 18091

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED