

DOUGLAS COUNTY, NV

2015-855988

RPTT:\$5.85 Rec:\$16.00

\$21.85 Pgs=3

01/23/2015 10:18 AM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1319-30-720-001 PTN

Recording requested by:

Scott Pearson

and when recorded mail to:

Timeshare Closing Services, Inc.

8545 Commodity Circle

Orlando, FL 32819

www.timeshareclosingservices.com

Escrow # 67020314010B

Mail Tax Statements To: Jeffrel Leonard Smith, 4151 Booted Court, Sparks, Nevada 89436

Consideration: \$ 1050.00

Interval Number: 42-269-51-01

## Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Scott Pearson, a Single Man and Kathy Holt, a Single Woman, whose address is 8545 Commodity Circle, Orlando, Florida 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Jeffrel Leonard Smith and Trina Joyce Smith, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is 4151 Booted Court, Sparks, Nevada 89436, "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: 1-23-15

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

[Signature]

Witness #1 Sign & Print Name:

**LATISHA GAINOUS**

[Signature]

Scott Pearson  
by Nancy Straka, as the true and lawful attorney in fact under that power of attorney recorded herewith.

[Signature]

Witness #2 Sign & Print Name:

**MELANIE PROW**

[Signature]

Kathy Holt  
by Nancy Straka, as the true and lawful attorney in fact under that power of attorney recorded herewith.

STATE OF Florida ) SS

COUNTY OF Orange

On 1-23-15, before me, the undersigned notary, personally appeared Nancy Straka, as the true and lawful attorney in fact under that power of attorney recorded herewith for Scott Pearson, a Single Man and Kathy Holt, a Single Woman, 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]

**MELANIE PROW**

My Commission Expires: 1-16-16



## Exhibit "A"

File number: 67020314010B

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;

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements and improvements as follows:

(A) An undivided 1/48th interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 269 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for the Ridge Tahoe recorded 2/14/84 as document no. 096758, as amended and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded 4/26/1995, as document no 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 261461, and as Document No 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use and said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within the portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

Beginning at the Northwest corner of this easement said point bears S. 43°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map; thence S. 14°00'00" W., along said Northerly line, 14.19 feet; thence N. 52°20'29" W., 30.59 feet; thence N. 37°33'12" E., 13.00 feet to the Point of Beginning.

**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<br>Book: _____ Page: _____<br>Date of Recording: _____<br>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 TIMESHARE |  |   |

3. a. Total Value/Sales Price of Property \$ 1,050.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )  
 c. Transfer Tax Value: \$ 1,050.00  
 d. Real Property Transfer Tax Due \$ 5.85

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: JOHN W ZANKOWSKI  
 Address: 8545 COMMODITY CIRCLE  
 City: ORLANDO  
 State: FL Zip: 32819

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Preferred Destinations LLC  
 Address: 123 W 1st St #675  
 City: Casper  
 State: WY Zip: 82601

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: TIMESHARE CLOSING SERVICES Escrow #: 67020314010  
 Address: 8545 COMMODITY CIRCLE  
 City: ORLANDO State: FL Zip: 32819

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED