

DOUGLAS COUNTY, NV

2015-856697

RPTT:\$1.95 Rec:\$15.00

\$16.95 Pgs=2

02/10/2015 12:59 PM

GREATWAY SERVICES

KAREN ELLISON, RECORDER

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

Prepared By:  
Elizabeth Fox  
64 Via Regalo  
San Clemente, CA 92673

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

**WITNESSETH**

That the Grantor, in consideration of Three Hundred Dollars (\$300.00) 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.**

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.

[Signature]  
Witness:

John Allard  
Print Name

[Signature]  
Witness:

Jordan Alsop  
Print Name

Elizabeth F  
Elizabeth Fox

[Signature]  
Stephen Kenneth Austin

STATE OF California )  
COUNTY OF Orange )SS.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

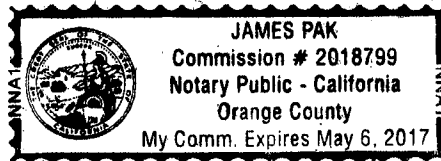
On this 5th day of February, 2015, before me (insert NAME and TITLE of OFFICER) James Pak, Notary Public personally appeared (insert name of signatory(ies)) Elizabeth Fox and Stephen Kenneth Austin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed 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.

[Signature]  
Signature

(SEAL)



**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: APN - 1319-30-712-001ptn

- 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 Kaehly Capacity: AGENT  
 Signature Melissa Kaehly Capacity: AGENT

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

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

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: William J. Grega  
 Address: 3202 Torry Pine Dr.  
 City: Mars  
 State: PA Zip: 16046

**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