

APN: 0000-40-050-450  
ID#: 16-015-26-71

DOUGLAS COUNTY, NV  
RPTT:\$1.95 Rec:\$17.00  
\$18.95 Pgs=4  
RESORT CLOSINGS, INC.  
KAREN ELLISON, RECORDER

**2015-861906**

**05/13/2015 11:19 AM**

Prepared By and Return To:  
Resort Closings, Inc.  
(Without Title Examination)  
3701 Trakker Trail Suite 2J  
Bozeman, MT 59718  
Escrow # 52037

Mail Tax Statement To:  
RIDGE POINTE  
400 RIDGE CLUB DR.  
STATELINE, NV 89449

## GRANT DEED

THIS DEED shall operate to perform the transfer of title from BRUCE T. ROWE, a single man ("Grantor(s)") to SCOTT SHAFFER, a married man, as Sole and Separate Property, whose address is 51 Keefer Way, Mechanicsburg, PA 17055 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of FIVE HUNDRED AND 00/100 (\$500.00) DOLLARS the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;

IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 4/24/2015

GRANTOR(S):

BRU  
BRUCE T. ROWE

*Signed, Sealed and Delivered in the Presence Of:*

STATE OF: California

COUNTY OF: San Bernardino

THE 24 DAY OF April, 2015, BRUCE T. ROWE, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

*Press Notarial Seal or Stamp Clearly and Firmly*

Signature: [Signature]

Printed Name: Rob W Bolton

A Notary Public in and for said State

My Commission Expires: 9-10-16



EXHIBIT "A"

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 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 accordance with said Declaration.

A portion of APN: 0000-40-050-450

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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. | FOR RECORDER'S OPTIONAL USE ONLY |
| c. <input type="checkbox"/> Condo/Twnhse            | d. <input type="checkbox"/> 2-4 Plex         | Book: _____ Page: _____          |
| e. <input type="checkbox"/> Apt. Bldg               | f. <input type="checkbox"/> Comm'l/Ind'l     | Date of Recording: _____         |
| g. <input type="checkbox"/> Agricultural            | h. <input type="checkbox"/> Mobile Home      | Notes: _____                     |
| <input checked="" type="checkbox"/> Other Timeshare |  |                                  |

3. a. Total Value/Sales Price of Property \$ 500.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 500.00  
 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 Melvin Delgado Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Bruce T. Rowe  
 Address: 540 Kelly Dr.  
 City: Barstow  
 State: CA Zip: 92311

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Scott Shaffer  
 Address: 51 Keefer Way  
 City: Mechanicsburg  
 State: PA Zip: 17055

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Resort Closings, Inc Escrow #: 52037  
 Address: 3701 Trakker Trail, Sutie 2J  
 City: Bozeman State: MT Zip: 59718