

DOUGLAS COUNTY, NV

2015-866230

RPTT:\$1.95 Rec:\$17.00

\$18.95 Pgs=4

07/14/2015 12:56 PM

RESORT CLOSINGS, INC.

KAREN ELLISON, RECORDER

APN:42-180-11-0

Prepared By and Return To:

Resort Closings, Inc.
(Without Title Examination)
3701 Trakker Trail Suite 2J
Bozeman, MT 59718
Escrow #52707

Mail Tax Statement To:

RIDGE TAHOE
PO Box 5790
Stateline, NV 89449

LIMITED WARRANTY DEED

THIS DEED shall operate to perform the transfer of title from PROJECT PHILANTHROPY, INC., a nonprofit corporation duly organized and existing under and by virtue of the laws of the District of Columbia, whose address is 3701 Trakker Trail, Suite 1D, Bozeman, MT 59718. ("Grantor(s)") to CARL W. THOMS and JEAN M. THOMS, husband and wife, joint tenants with rights of survivorship, whose address is 770 Mays Blvd. #5491, Incline Village, NV 89451 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of five hundred dollars and 00/100 (\$500.00) 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 lawful authority to sell and convey said land; that the Grantor(s) hereby fully warrants title against all acts of Grantor(s), and none other;

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

DATE: 7/14/2015

GRANTOR(S): PROJECT PHILANTHROPY, INC.

Virginia Babcock President
VIRGINIA BABCOCK, PRESIDENT

Signed, Sealed and Delivered in the Presence Of:

STATE OF: Montana

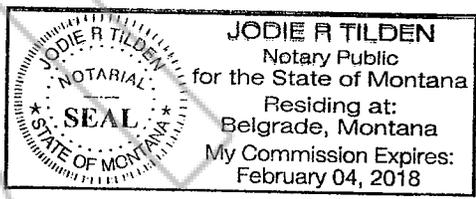
COUNTY OF: Ballatin

THE 14 DAY OF July, 2015, VIRGINIA BABCOCK AS PRESIDENT OF PROJECT PHILANTHROPY, Inc., personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:
Signature: Jodie R. Tilden
Printed Name: Jodie R. Tilden

Press Notarial Seal or Stamp Clearly and Firmly

A Notary Public in and for said State
My Commission Expires: 2/4/2018



LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

An undivided 1/51st interest in and to that certain condominium described as follows:

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 32 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom Units 101 to 120 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 109 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

PARCEL TWO

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in modification thereof recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776, page 87 of Official Records.

PARCEL THREE

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

CONTINUED...

PARCEL FOUR

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M.D.M., and
- (b) An easement for ingress, egress and public utility purposes, 32 feet wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, Official Records, Douglas County, State of Nevada.

PARCEL FIVE

The exclusive right to use said UNIT and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three and Four above during ONE "use week" within the summer "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

Portion of Parcel No. 42-180-11-0

32-109-13-01

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 42-180-11-0
 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. a. Total Value/Sales Price of Property \$ 500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
 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 [Signature] Capacity Agent
 Signature _____ Capacity Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Project Philanthropy, Inc.
 Address: 3701 Trakker Trail, Suite 2J
 City: Bozeman
 State: MT Zip: 59718

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Carl & Jean Thoms
 Address: 770 Mays Blvd #5491
 City: Incline Village
 State: NV Zip: 89451

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Resort Closings, Inc Escrow #: 52707
 Address: 3701 Trakker Trail, Sutie 2J
 City: Bozeman State: MT Zip: 59718

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED