

DOUGLAS COUNTY, NV

2015-867939

RPTT:\$5.85 Rec:\$17.00

\$22.85 Pgs=4

08/14/2015 10:11 AM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1319-30-542-002 PTN

Recording requested by:
Zimmerman Family Vacations, LLC
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 67052215008

Mail Tax Statements To: Linda Smith, 424 La Salle Ave, Saint Joseph, Michigan 49085

Consideration: \$1050.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Zimmerman Family Vacations, LLC, a Wyoming Limited Liability Company, whose address is 123 West 1st Street, Suite 675, Casper, Wyoming 82601, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Linda Smith, an Unmarried Woman, whose address is 424 La Salle Ave, Saint Joseph, Michigan 49085, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Tahoe Sierra Resort Condominiums, 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: 8-14-15

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

Zimmerman Family Vacations, LLC

Jacqueline Borges
Witness #1 Sign & Print Name:
Jacqueline Borges

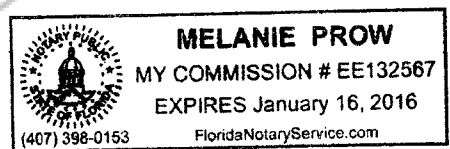
M.R.M.
by Vacation Services and Management, LLC, its
Manager
by M.R. Miller, its Manager

MP
Witness #2 Sign & Print Name:
MELANIE PROW

STATE OF Florida) SS
COUNTY OF Orange)

On 8-14-15, before me, the undersigned notary, personally appeared M.R. Miller, manager of Vacation Services and Management, LLC, manager of Zimmerman Family Vacations, LLC, a Wyoming Limited Liability Company, 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: MP
MELANIE PROW
My Commission Expires: 1-16-16

Exhibit "A"

File number: 67052215008

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, and more particularly described below, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

PARCEL 1:

A Sierra Share consisting of an undivided 1/51st interest in and to that certain condominium estate described as follows:

- (a) Condominium Unit No. A1 as shown on the Condominium Plan filed December 27, 1983, in Book 1283 of Maps, at Page 3079, Map No. 93408, in the Office of the County Recorder of said County.
- (b) An undivided 1/51 interest in and to Lot 4, as per Map recorded December 27, 1983 as Document No. 93408, at Book 1283 Page 3079, records of said County. EXCEPTING THEREFROM the non-exclusive easements appurtenant to all Units for ingress and egress, including but not limited to parking, recreation, repair and maintenance, as more particularly described in Sections 1 through 7, inclusive, of Article X of Declaration of Restrictions (Tahoe Sierra Resort Condominium), recorded December 19, 1983, as Document No. 93660 (the Master Declaration), and paragraphs 2.5, 2.6, 2.7 and 2.12 of the Declaration of Restrictions for Sierra Share Ownership (Tahoe Sierra Resort) Recorded December 29, 1983 as Document No. 93661, all in Official Records of Douglas County.

EXCEPTING from said Parcel 1 and Reserving unto the Developer, and its successors and assigns, including all Owners, the exclusive right to use and occupy said Parcel 1 during all Use Period and Service Periods, as defined in said Sierra Share Declaration.

PARCEL 2:

An exclusive right and easement to use and occupy an Assigned Unit and all easements appurtenant thereto, as set forth in Article II and X, Sections 1 and 3 of said Master Declaration and paragraph 2.7 of said Sierra Share Declaration, during a Use Period in the Winter/Summer Season, together with a non-exclusive right to use the Common Area during such Use Period, as defined in said Sierra Share Declaration, provided that such Use Period is reserved in accordance with the provisions of the said Sierra Share Declaration.

PARCEL 3:

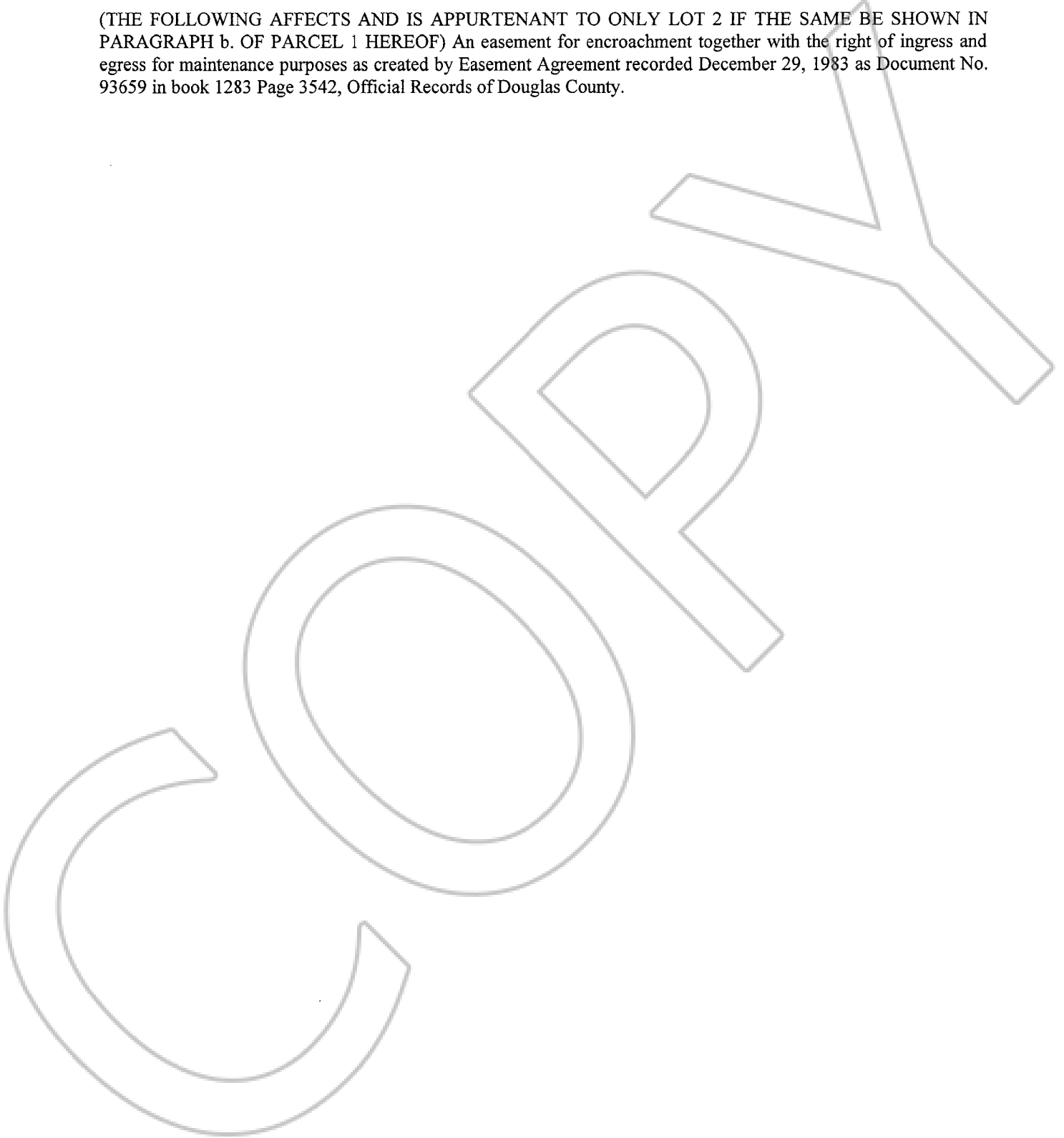
A non-exclusive easement for ingress and egress, use and enjoyment of the following described real property during any Use Period reserved in accordance with the provisions of the said Sierra Share Declaration:

All of that certain real property situate in Section 30, Township 13 North, Range 19 East, Mount Diablo Base and Meridian, in the County of Douglas, State of Nevada, being a portion of Tahoe Village Unit No. 3 as shown on the Fourth Amended Map thereof, recorded in Book 980 Page 2232 as Document No's 49050 and 49215, Official Records of said County, described as follows:

Beginning at the Southwest corner of Lot 4 of said Tahoe Village Unit No. 3 and running North 76° 17' 09" East along the Southerly line of said Lot 4 and the Easterly prolongation thereof, 85.35 feet; thence leaving said line and prolongation, South 07° 59' 43" East 83.17 feet; thence South 82° 00' 17" West 84.93 feet; thence North 07° 59' 42" West 74.67 feet to the point of beginning.

PARCEL 4:

(THE FOLLOWING AFFECTS AND IS APPURTENANT TO ONLY LOT 2 IF THE SAME BE SHOWN IN PARAGRAPH b. OF PARCEL 1 HEREOF) An easement for encroachment together with the right of ingress and egress for maintenance purposes as created by Easement Agreement recorded December 29, 1983 as Document No. 93659 in book 1283 Page 3542, Official Records of Douglas County.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-30-542-002 PTN
 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 \$ 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: Zimmerman Family Vacations
 Address: 123 West 1st Street, Suite 675
 City: CASPER
 State: WY Zip: 82601

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: LINDA SMITH
 Address: 424 LA SALLE AVE
 City: SAINT JOSEPH
 State: MI Zip: 49085

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: TIMESHARE CLOSING SERVICES Escrow #: 67052215008
 Address: 8545 COMMODITY CIRCLE
 City: ORLANDO State: FL Zip: 32819

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED