

APN: 1318-26-101-006

DOUGLAS COUNTY, NV      **2015-868540**  
RPTT:\$1.95 Rec:\$17.00  
\$18.95      Pgs=4      **08/24/2015 10:33 AM**  
DUNCAN REALTY & ESCROW  
KAREN ELLISON, RECORDER

Document Prepared By:  
When Recorded return to:  
Teri Lynn Martinez  
15382 Cambay Lane  
Huntington Beach, CA 92649

Mail Tax Statements to:  
Tricom Management, Inc.  
4025 East La Palma Avenue, Ste 101  
Anaheim, CA 92807

APN: 1318-26-101-006  
Inventory Control Number: 17684CA  
Consideration: \$10.00

**GRANT BARGAIN AND SALE DEED**

**THIS DEED:** Made and entered into this 14<sup>th</sup> day of August 2015, by and between **Nancy A. Beliveau and Lawrence E. Beliveau, Wife and Husband, as Joint Tenants**, whose address is 3487 Hamlin Road, Lafayette, CA 94549, **GRANTOR**, herein and **Teri Lynn Martinez, a Single Woman, as Her Sole and Separate Property**, of the State of California, **GRANTEE**, herein:

**Grantee's mailing address:** 15382 Cambay Lane, Huntington Beach, CA 92649

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of good and valuable consideration, paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto the said Grantee all that real property situate in the County of Douglas, State of Nevada, bounded and described in **Exhibit "A"** attached hereto and made a part hereof;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD THE PREMISES AFORESAID,** together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

The said Grantor covenanting that said Grantor and the heirs, executors, administrators and assigns of such party or parties shall and will **WARRANT AND DEFEND** the title to the premises unto the claims of all person whomsoever, excepting however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.



IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

L. Gomez  
Witness: Liliana Gomez

Nancy A. Beliveau  
Nancy A. Beliveau

Jeff Clark  
Witness: Jeff Clark

Lawrence E. Beliveau  
Lawrence E. Beliveau

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.

State of California )  
County of Contra Costa ) ss.

On August 14 2015 before me, Sean Patrick Tedlock, a Notary Public, personally Nancy A. Beliveau & Lawrence E. Beliveau 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 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 Sean Patrick Tedlock Seal:  
My Commission Expires: 04-19-2016

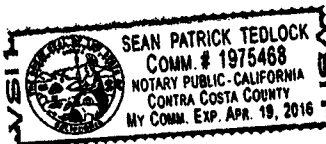


Exhibit "A"

LEGAL DESCRIPTION  
FOR  
KINGSBURY CROSSING

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

**An undivided one-three thousand two hundred and thirteenth (1/3213) interest as a tenant-in-common in the following described real property (the Real Property):**

A portion of the north one-half of the northwest one-quarter of Section 26, Township 13 North, Range 18 East, MDB&M, described as follows: Parcel 3, as shown on that amended Parcel Map for John E. Michelsen and Walter Cox recorded February 03, 1981, in Book 281 of Official Records at Page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278, of Official Records at Page 591, Douglas County, Nevada, as Document No. 17578.

EXCEPTING FROM the real property the exclusive right to use and occupy all of the dwelling units and units as defined in the "Declaration of Timeshare Use" and subsequent amendments thereto as hereinafter referred to.

ALSO EXCEPTING FROM the real property and reserving to grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of said Declaration of Timeshare Use and Amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283, at Page 1341 as Document No. 76233 of Official Records of the County of Douglas, State of Nevada and Amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at Page 1021, of Official Records of Douglas County, Nevada as Document No. 78917, and Second Amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at Page 1688, Douglas County, Nevada as Document No. 084425 (Declaration), during a "Use Period", within the **HIGH Season** within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1318-26-101-006  
 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 RECORDERS 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: 100 %  
 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: Nancy A. & Lawrence E. Beliveau  
 Address: 3487 Hamlin Rd  
 City: Lafayette  
 State: CA                              Zip: 94549

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Teri Lynn Martinez  
 Address: 15382 Cambay Lane  
 City: Huntington Beach  
 State: CA                              Zip: 92649

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Duncan Realty & Escrow      Escrow # \_\_\_\_\_  
 Address: 529 Samuel Street  
 City: Davenport                              State: FL                              Zip: 33897

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED