

R.P.T.T. 1.95

After recording, return to:
Blue Water Vacations, LLC
PO BOX 231542
Las Vegas, NV 89105



00023834201508710300040041

KAREN ELLISON, RECORDER

APN: 28-032-37-01

GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made this 21st day of September 2015 between JAY MAGSITZA and JEANINE MAGSITZA, Grantor(s), whose address is 870 NW 81 Way, Plantation, Florida 33324 and HARRY M FRAME and GLENNIS C. FRAME, husband and wife as joint tenants with rights of survivorship, Grantee(s), whose address is 13039 N. Surrey Circle, Phoenix, Arizona 85029

WITNESSETH

That Grantor, in consideration for the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt of which is hereby acknowledged by these presents, grant, bargain and sell unto the Grantee(s) and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference,

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents issues and profits thereof,

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein,

TO HAVE AND TO HOLD all singular the premises, together with the appurtenances, unto said Grantee(s) and Grantee's assigns forever

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written

WITNESSES.

BY

[Signature]
Witness print name: Amber Cabrera

[Signature]
Jay Magsitza

[Signature]
Witness print name: Stephanie Cypkin

[Signature]
Jeanine Magsitza

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 9/29/2015 (date), by Jay Magsitza & Jeanne Magsitza (name), who is personally known to me or who has produced [Signature] (type of identification) as identification.

[Signature]
Notary Public Signature
Printed Name: _____
My Commission Expires: _____
Commission # _____



STEPHANIE CYPKIN
MY COMMISSION # FF 085151
EXPIRES: January 22, 2018
Bonded Thru Budget Notary Services

EXHIBIT "A" (28)

An undivided 1/51st interest as tenants in common and to that certain real property and improvements as follows (A) an undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No 268097, rerecorded as Document No 269053, Official Records of Douglas County, Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map, and (B) Unit No. 32 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six recorded December 18, 1990, as Document No 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six recorded February 25, 1992 as Document No. 271727, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No 271619, and subject to said Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations

A portion of APN . 42-254-32

STATE OF NEVADA
DECLARATION OF VALUE

1 Assessor Parcel Number(s)
a) 28.032.37.01
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
i) Other TIMESHARE

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING _____	
NOTES <u>APN listed is Inventory #</u>	
<u>Correct APN on legal Exhibit A</u>	
<u>42-254-32</u>	

3. Total Value/Sales Price of Property: \$500.00
Deed in Lieu of Foreclosure Only (value of property) (0)
Transfer Tax Value \$500.00
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 Brian Lebina Capacity AGENT

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: JAY + JEANINE MAGSITZA
Address: 870 NW 81 WAY
City: PLANTATION
State: FL Zip: 33324

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: HARRY + GLENNIS FRAME
Address: 13039 N. SURREY CIR
City: PHOENIX
State: AZ Zip: 85029

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: BLUEWATER VACATIONS Escrow # _____
Address: PO Box 231542
City: LAS VEGAS State: NV Zip: 89105

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)