

DOUGLAS COUNTY, NV

2015-871508

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

10/20/2015 11:37 AM

RESORT CLOSINGS, INC.

KAREN ELLISON, RECORDER

APN: Portion of 42-180-11

Prepared By and Return To:
Resort Closings, Inc.
(Without Title Examination)
3701 Trakker Trail Suite 2J
Bozeman, MT 59718
Escrow #54169

Mail Tax Statement To:
THE RIDGE TAHOE
400 Ridge Club Drive
Stateline, NV 89449

GRANT DEED

THIS DEED SHALL OPERATE TO PERFORM THE TRANSFER OF TITLE CARL W. THOMS AND JEAN M. THOMS, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP ("GRANTOR(S)") TO SHARON HORTON, A MARRIED WOMAN AS SOLE AND SEPARATE PROPERTY, WHOSE ADDRESS IS 4185 W. MOHAWK DRIVE, ELOY, AZ 85131 ("Grantee(s)"):

WITNESS, that the Grantor(s), for and in consideration of Five Hundred Dollars and 0/100 (\$500.00) 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: 10/5/15

GRANTOR(S):

[Signature]
CARL W. THOMS

[Signature]
JEAN M. THOMS

Signed, Sealed and Delivered in the Presence Of:

STATE OF: Nevada

COUNTY OF: Washoe

THE 5th DAY OF October, 2015, CARL W. THOMS AND JEAN M. THOMS, 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: Derrick Ament

A Notary Public in and for said State

My Commission Expires: May 10, 2019

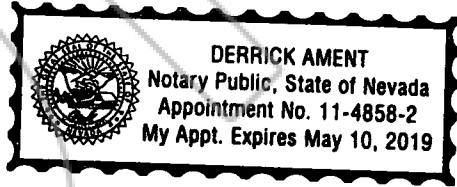


EXHIBIT "A"

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 of 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 know 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 purposed 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 and for the 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.

Parcel Four:

- (a) A non-exclusive easement for roadway and public utility purpose 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, -and-
- (b) An easement for ingress, egress and public utility purposes, 32' 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 term are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of 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".

NOTE: for use with First Phase Deeds and Deeds of Trust on Lot 32.

A Portion of APN: 42-180-11

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. Portion of 42-180-11
 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) (_____)
 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: 100.00 %
 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 _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Carl & Jean Thoms
 Address: PO Box 5491
 City: Incline Village
 State: NV Zip: 89450

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Sharon Horton
 Address: 4185 W. Mohawk Drive
 City: Eloy
 State: AZ Zip: 85131

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED