

APN: 42-170-12  
Ridge Tahoe  
Actual/True Consideration \$500.00

DOUGLAS COUNTY, NV  
RPTT:\$1.95 Rec:\$16.00  
\$17.95 Pgs=3  
GREATWAY SERVICES  
KAREN ELLISON, RECORDER

**2015-871637**  
10/22/2015 11:37 AM

Return recorded deed to:  
GreatWay Services  
117 N Massey Blvd  
Nixa,MO 65714

Deed Prepared By:  
Nancy C. Guest  
7310 Pine Haven Lane  
Vacaville, CA 95688

Mail Tax Statements to:  
Elizabeth Fox  
64 Via Regalo  
San Clemente, CA 92673

**GRANT, BARGAIN, SALE DEED**

THIS DEED, made this 2<sup>nd</sup> day of July 2015 by and between, Nancy C. Guest, sole surviving spouse, Ralph W. Guest and Nancy C. Guest were living together as husband and wife at the time of Ralph W. Guest's death on 8/24/2004, please refer to the attached Death Certificate and Affidavit of Continuous Marriage, whose address is 7310 Pine Haven Lane, Vacaville, CA 95688, Grantor(s) to Elizabeth Fox and Stephen Kenneth Austin, wife and husband, Grantee(s) whose address is 64 Via Regalo, San Clemente, CA 92673.

**WITNESSETH**

That the Grantor, in consideration of Five Hundred Dollars (\$500.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property located and situate in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is 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, rights of way, agreements, and Amended and Restated Declaration of Timeshare Covenants, Conditions, and Restrictions recorded September 17, 1982, as Document No. 71000, Liber 982, Page 753, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

To have and to hold all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

This being the same property as conveyed to Grantor in Book **1083** Page **3575-3576** in the Official Records of Douglas County, Nevada.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

Rebecca Chandler  
Witness Signature:

Venita M. Hopper

Rebecca Chandler  
Witness Printed Name

Venita M. Hopper

Nancy C. Guest  
Nancy C. Guest

STATE OF CALIFORNIA )  
 )SS.  
COUNTY OF Solano )

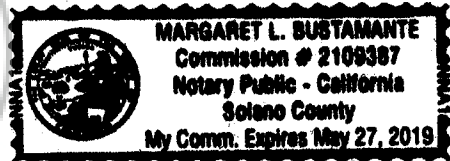
On this 2nd day of July, 2015, before me (insert NAME and TITLE of OFFICER) Margaret L. Bustamante, Notary Public, personally appeared (insert name of signatory(ies)) Nancy C. Guest, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that by ~~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 TRUSTEE(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.

(SEAL)

Margaret L. Bustamante  
Signature



**Note to Notary:** Please keep seal out of the 3/4 inch margin on all sides and do not place it over print of the document. ONLY BLACK, NO BLUE INK MAY BE USED FOR SIGNATURES OR STAMPS.

**EXHIBIT "A"**

**A Timeshare Estate comprised of:  
PARCEL ONE:**

An undivided **1/51st** interest in and to that certain condominium 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. **108** 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 the modifications 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.

**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.,

(b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th 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 Parcel 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.

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

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 42-170-12
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |  |                        |                             |                 |
|--|------------------------|-----------------------------|-----------------|
| a) <input type="checkbox"/>            | Vacant Land            | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse           | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.             | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural           | h) <input type="checkbox"/> | Mobile Home     |
| i) <input checked="" type="checkbox"/> | Other <u>TIMESHARE</u> |                             |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____
	_____

**3. Total Value/Sales Price of Property:**

	<u>\$ 500.00</u>
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	<u>\$ 1.95</u>

**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 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 *Gillian McCune* Capacity Agent  
 Signature *Gillian McCune* Capacity Agent

**SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION**

(REQUIRED)	(REQUIRED)
Print Name: <u>Nancy C. Guest</u>	Print Name: <u>Elizabeth Fox and Stephen Austin</u>
Address: <u>7310 Pine Haven Lane</u>	Address: <u>64 Via Regalo</u>
City: <u>Vacaville</u>	City: <u>San Clemente</u>
State: <u>CA</u> Zip: <u>95688</u>	State: <u>CA</u> Zip: <u>92673</u>

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Greatway Services Escrow # \_\_\_\_\_  
 Address: 117 N. Massey Blvd.  
 City: Nixa State: MO Zip: 65714