

A.P.N.: 1318-26-101-006 P TN  
R.P.T.T.: 3.90

RECORDING REQUESTED BY:  
KEVIN M. BORGES AND  
RYAN J. FREDERICK  
1111 PARADISE PEAK RD.  
VALLEY SPRINGS, CA 95252



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL DOCUMENT  
SAME AS ABOVE  
AND TAX BILL TO:  
TO REMAIN UNCHANGED

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GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
MICHAEL J. PESTA AND PATRICIA L. PESTA HUSBAND AND WIFE.

do(es) hereby GRANT, BARGAIN and SELL to KEVIN M. BORGES AND RYAN J.  
FREDERICK AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

the real property situate in the County of DOUGLAS , State of Nevada, described as  
follows;

SEE EXHIBIT "A" ATTACHED HERETO.

TOGETHER with all tenements, hereditaments and appurtenances, including easements  
and water rights, if any, thereto belonging or appertaining, and any reversions,  
remainders, rents, issues or profits thereof.

Dated: 10/16/2015

Michael J. Pesta  
MICHAEL J. PESTA

Patricia L. Pesta  
PATRICIA L. PESTA

State of COLORADO )

County of Jefferson )<sup>ss</sup>

On Oct 16, 2015, before me, Jennifer Volmer, a Notary Public,

personally appeared MICHAEL J. PESTA AND PATRICIA L. PESTA \_\_\_\_\_ 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Jennifer Volmer [seal]

**JENNIFER VOLMER**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID #20154020627  
MY COMMISSION EXPIRES 5/27/2019

## EXHIBIT "A"

### LEGAL DESCRIPTION

An undivided one-three thousand two hundred and thirteenth (1/3213) interest as 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, M.D.B.&M., described as follows:

PARCEL 3, as shown on that amended Parcel Map for John E. Michelsen and Walter Cox recorded February 3, 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 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 as defined in the "Declaration of Timeshare Use" as amended.

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, Official Records of Douglas County, Nevada as Document No. 78917, 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. 84425, third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at page 2572, Document No. 89535 and fourth amendment to Declaration of Timeshare Use recorded August 31, 1987 in Book 887 at page 3987, Official Records of Douglas County, Nevada, Document No. 161309 ("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.

Subject to all covenants, conditions, restrictions, limitations, easements, rights-of-way of record.

# 5077 A

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-26-101-006 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  
 i)  Other TIMESHARE

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 1,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )  
 Transfer Tax Value: \$ 1,000.00  
 Real Property Transfer Tax Due: \$ 3.90

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 Michael J. Pesta Capacity Seller

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

KEVIN M BORGES & RYAN J. FREDERICK

Print Name: \_\_\_\_\_  
 Address: 1111 PARADISE PEAK RD.  
 City: VALLEY SPRINGS  
 State: CA Zip: 95252

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

MICHAEL J. AND PATRICIA L. PESTA

Print Name: \_\_\_\_\_  
 Address: 2937 KEYSTONE DRIVE  
 City: EVERGREEN  
 State: CO Zip: 80439

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: STEVE'S DEEDS Escrow # PESTA #1  
 Address: BOX 11506  
 City: ZEPHYR COVE State: NEVADA Zip: 89448

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