



KAREN ELLISON, RECORDER

2Prepared by:  
Record and Return to:  
Timeshare Transfer, Inc.  
(Without examination of title)  
1825 Wilbur Avenue  
Vero Beach, FL 32960  
1-877-414-9083

Consideration: \$10.00

APN: 1319-30-616-002

### WARRANTY DEED

THIS WARRANTY DEED, Made this 4 day of Nov, 2015, by

**MARK A. PRICHARD and LORIE BILLECI, a/k/a LORIE K. PRICHARD, a divorced woman,**

of 6424 Cheltenham Way, Citrus Heights, California 65621 and 9267 Blue Oak Drive, Orangevale, California 95662 respectively, hereinafter called the Grantor, to

**RUSSELL BILLECI, a married man,**

of 11721 New Albion Drive, Gold River, California 95670, hereinafter called the Grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

*WITNESSETH*, That the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, does by these presents, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its heirs and assigns, all that certain property located and situated in the unincorporated area, County of Douglas, State of Nevada, bounded and described as:

**See Exhibit "A" attached hereto and by this reference made a part hereof.**

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

Being the same property conveyed to Grantor herein from Tahoe Summit Corporation, a Nevada Corporation, by instrument dated February 14, 1985 and recorded February 14, 1985 as Instrument No. 113552, Official Records of Douglas County, Nevada.

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

*IN WITNESS WHEREOF*, the said Grantor has signed and sealed these presents the day and year first above written.

*Lorie K Billeci*

LORIE BILLECI, a/k/a Lorie K. Pritchard, Grantor  
9267 Blue Oak Dr.  
Orangevale, CA 95662

*Pritchard LB*

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 *Sacramento* ) \_\_\_\_\_

On *Nov-15*, before me, *Dolores R Lyons* Notary Public

personally appeared *Lorie Billeci*

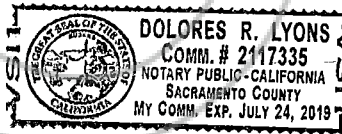
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 (seal)

*Dolores R Lyons*



*Mark A. Prichard*

**MARK A. PRICHARD, Grantor**  
6424 Cheltenham Way  
Citrus Heights, CA 65621

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 Sacramento \_\_\_\_\_

On Nov. 25<sup>th</sup>, 2015 before me, Crystal Prado, Notary Public Notary Public

personally appeared Mark Prichard \_\_\_\_\_

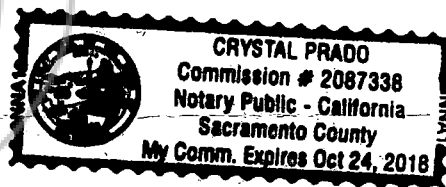
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 (seal)

*Crystal Prado*



**Mail Tax Statements to:**  
Russell Billeci  
11721 New Albion Dr.  
Gold River, CA 95670

EXHIBIT "A"

**PARCEL 1:** An undivided 1/51<sup>st</sup> interest in and to that certain condominium described as follows: (i) An undivided 1/9<sup>th</sup> interest, as tenants-in-common, in and to Lot 28 of Tahoe Village Unit No., 2, Third Amended Map, recorded February 26, 1981, as Documents No. 53485, Official Records of Douglas County, State of Nevada, except therefrom Units 1 to 9; (ii) Unit No. C, as shown and defined on said last mentioned map. Unit Type A.

**PARCEL 2:** A non-exclusive right to use the real property known as The Common Area on the Official Map of Tahoe Village **Unit No. 2**, recorded March 29, 1974 as Document No. 72495, records of said county and state, for all those purposes provided for in the Declarations of Covenants, Conditions and Restrictions recorded September 28, 1973 as Documents No. 69063 in Book 973 Page 812 of Official Records and in the Modification recorded July 2, 1976 as Documents No. 1472 in Book 776 Page 87 of Official Records.

**PARCEL 3:** The exclusive right to use said Unit and the nonexclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcel Two above during **ONE (1)** "Use Period within the **WINTER** "Season", as said quoted terms are defined in the Declaration.

The above described exclusive e and non-exclusive rights may be applied to any available unit in the project, during said Use Period within said Season.

APN: 1319-30-616-002

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-30-616-002  
 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      \$ 110.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value:                              \$ 110.00  
 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 \_\_\_\_\_ Capacity: AGENT  
 Signature \_\_\_\_\_ Capacity: AGENT

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Lorie Billeci  
 Address: 9267 Blue Oak Dr.  
 City: Orangevale  
 State: CA                              Zip: 95662

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Russell Billeci  
 Address: 11721 New Albion Dr.  
 City: God River  
 State: CA                              Zip: 95670

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Timeshare Transfer, Inc.                              Escrow # 27353  
 Address: 1825 Wilbur Ave.  
 City: Vero Beach                              State: FL                              Zip: 32960