

DOUGLAS COUNTY, NV

2016-876461

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

02/09/2016 10:50 AM

RESORT CLOSINGS, INC.

KAREN ELLISON, RECORDER

APN:1318-26-101-006 PTN

Prepared By and Return To:

Resort Closings, Inc.  
(Without Title Examination)  
3701 Trakker Trail Suite 2J  
Bozeman, MT 59718  
Escrow #54711

Mail Tax Statement To:

JOSE FERNANDO CARLI  
AV MANOEL ALVES DE MORAES 62  
GUARUJA-SP CEP 11, 441-105

## LIMITED WARRANTY DEED

THIS DEED SHALL OPERATE TO PERFORM THE TRANSFER OF TITLE FROM PROJECT PHILANTHROPY, INC., A NONPROFIT CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE DISTRICT OF COLUMBIA, WHOSE ADDRESS IS 3701 TRAKKER TRAIL, SUITE 1D, BOZEMAN, MT 59718. ("GRANTOR(S)") TO JOSE FERNANDO CARLI, SOLE AND SEPARATE PROPERTY, WHOSE ADDRESS IS AV MANOEL ALVES DE MORAES 62, GUARUJA-SP CEP 11, 441-105, ("GRANTEE(S)");

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of Five Hundred Dollars and 0/100 (\$500.00) 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 lawful authority to sell and convey said land; that the Grantor(s) hereby fully warrants title against all acts of Grantor(s), and none other;

IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 2-5-2016

GRANTOR(S): PROJECT PHILANTHROPY, INC.

Virginia Babcock, President  
VIRGINIA BABCOCK, PRESIDENT

*Signed, Sealed and Delivered in the Presence Of:*

STATE OF: Montana

COUNTY OF: Beaumont

THE 5<sup>th</sup> DAY OF February, 2016, VIRGINIA BABCOCK AS PRESIDENT OF PROJECT PHILANTHROPY, Inc., 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: Jodie R. Tilden

Printed Name: Jodie R. Tilden

A Notary Public in and for said State

My Commission Expires: 2/4/2018

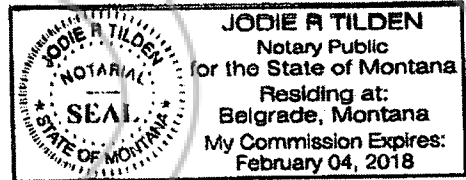


EXHIBIT "A"

KINGSBURY CROSSING

An undivided one-three thousand two hundred and thirteenth (1/3213) interest as a 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, MDB&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 as 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 and Units as defined in the "Declaration of Timeshare Use" as hereinafter referred to.

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 the Declaration of Timeshare Use 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 the County of Douglas as Document No. 78917 and 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, and third amendment to Declaration of Timeshare use recorded October 14, 1983 in Book 1083 at page 2572, Official Records of the County of Douglas, Nevada, as Document No. 89535, ("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, restrictions, limitations, easements, rights-of-way of record.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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  
 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 *[Handwritten Signature]* Capacity Agent  
 Signature \_\_\_\_\_ Capacity Agent

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Project Philanthropy, Inc.  
 Address: 3701 Trakker Trail, Suite 2J  
 City: Bozeman  
 State: MT                      Zip: 59718

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jose Fernando Carli  
 Address: Av Manoel Alves de Moraes 62  
 City: Guaruja-SP CEP 11  
 State: Brazil                      Zip: 441-0-105

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Resort Closings, Inc                      Escrow #: 54711  
 Address: 3701 Trakker Trail, Suite 2J  
 City: Bozeman                      State: MT                      Zip: 59718

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**