

DOUGLAS COUNTY, NV

2016-879973

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

04/27/2016 12:10 PM

SUMDAY VACATIONS

KAREN ELLISON, RECORDER

APN 42-230-02

Ridge Sierra

Actual/True Consideration \$500.00

Prepared By:

Stephen D. Hosmer

3314 S. Francisco Way

Antioch, CA 94509

Mail Tax Statements to:

Jerry Archie

304 North Cross

Troup, TX 75789

Return Deed to:

Sumday Vacations

14788 Business 13

Branson West, Mo 65737

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 24th day of September, 2015 by and between Stephen D. Hosmer and Carol J. Hosmer, husband and wife, as joint tenants with right of survivorship, whose address is 3314 S. Francisco Way, Antioch, CA 94509, Grantor(s) to Jerry Archie, a single man, as Grantee(s) whose address is 304 North Cross, Troup, TX 75789.

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 in the County of Douglas, 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 thereto.

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations leases if any, rights, rights of way, agreements and the First Amended and Restrictions recorded May 14, 1986, at Book 586, page 1232, as under Document No. 134786, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

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.

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

Witness Signature:

James S Campbell
James S Campbell
Witness Print Name

Witness Signature:

Annmaria Garcia
Annmaria Garcia
Witness Print Name

Stephen D Hosmer
Stephen D. Hosmer

Carol Jean Hosmer
Carol Jean Hosmer

STATE OF California)
) SS.
COUNTY OF Contra Costa)

On this 24th day of Sept., 20 15, before me (insert NAME and TITLE of OFFICER) James Alan Maxwell - a notary public, Notary Public, personally appeared (insert name of signatory(ies)) Stephen D. Hosmer and Carol J. Hosmer, 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 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.

(SEAL)

James Alan Maxwell
Signature
9/24/15

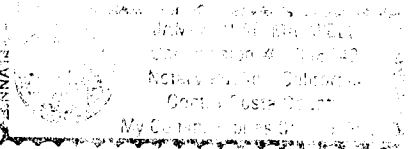
James Alan Maxwell
Commission # 203824C
Contra County, CA
Expires 9/19/17


EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County Douglas, State of Nevada, described as follows:

A timeshare estate comprised of:

PARCEL 1: An undivided **1/102nd** interest in and to that certain condominium estate described as follows:

- (A) An undivided **1/8th** interest as tenants in common, in and to the Common Area of **Lot 2 of Tahoe Village Unit No. 3**, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada,
- (B) Unit no. **A2** as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2: A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in sub paragraph (a) of Parcel 1 and Parcel 2 above, during one "**alternate use week**" in **ODD** numbered years within the "**Prime use season**" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records of Douglas County, State of Nevada (the "C,C&R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "use season" in the above referenced "use season" as more fully set forth in the C,C&R's.

PARCEL 4:

A non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

A Portion of APN 42-230-02

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-30-645-003
 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'/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) (0.00)
 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: _____ %
 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: Stephen D. Hosmer
 Address: 3314 S. Francisco Way
 City: Antioch
 State: CA Zip: 94509

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jerry Archie
 Address: 304 North Cross
 City: Troup
 State: TX Zip: 75789

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Sumday Vacations Escrow #: SV47954-39400
 Address: 14788 Business 13
 City: Branson West State: MO Zip: 65737

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED