

DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

SUMDAY VACATIONS

KAREN ELLISON, RECORDER

2016-880353

05/05/2016 08:38 AM

A portion of APN: 42-288-12  
Ridge Tahoe  
Actual/True Consideration \$500.00

Return recorded deed to:  
Sunday Vacations  
14788 Business 13  
Branson West, MO 65737

Deed Prepared By:  
Van Fairbanks  
15721 Black Hawk Ave  
Bakerfield, CA 93314

Mail Tax Statements to:  
RTPOA  
P.O. Box 5721  
Stateline, NV 89449

**GRANT, BARGAIN, SALE DEED**

THIS DEED, made this 21<sup>st</sup> day of December, 2015 by and between, Van Fairbanks and Shelly Fairbanks, Husband and Wife as Joint Tenants, whose address is 15721 Black Hawk Ave., Bakerfield, CA 93314, Grantor(s) to Juan Garcia, A Single Man as Grantee(s) whose address is Edeficio Joel, Avenida Estados Unidos #11, Rijo, Bavara – Punta Cana Higuey, Dominican Republic.

**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:

The following described real property in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO  
AND  
INCORPORATED HEREIN BY THIS REFERENCE

This being the same property as conveyed to Grantor in Book **406** Page **8349** in the Official Records of Douglas County, Nevada.

This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth there in accordance with the terms thereof.

The Benefits and obligations hereunder shall inure to and be binding upon the heirs executors, administrators, successors and assigns of the respective parties hereto. 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 Grantor has executed this instrument on the day and year first above written.

TERRI BROWER  
Witness Signature:

Casper  
Witness Signature:

TERRI BROWER  
Witness Printed Name

C. L. N. H.  
Witness Print

Van Fairbanks  
Van Fairbanks

Shelly Fairbanks  
Shelly Fairbanks

STATE OF California )  
 )SS.  
COUNTY OF Kern )

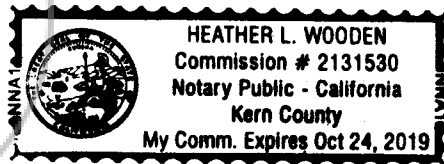
On this 21st day of December, 2015, before me (insert NAME and TITLE of OFFICER) Heather L. Wooden, Notary Public, personally appeared (insert name of signatory(ies)) Van Fairbanks and Shelly Fairbanks, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that by he/she they executed the same in his/his/their authorized capacity(ies), and that by his/his/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.

Heather L. Wooden  
Signature

(SEAL)



**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

All that certain real property situate in the City of South Lake Tahoe, County of Douglas, State of California, and is described as follows:

An undivided 1/51<sup>st</sup> interest as tenants in common in and to that certain real property and improvements as follows:

- (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13<sup>th</sup> Amended Plan, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and
- (B) Unit No. 202 as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of the Ridge Tahoe recorded Phase Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use and interest in Lot 37 only, for one week each year in the PRIME "Season" as defined in and in accordance with said Declaration.

APN: 42-288-12

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 42-288-12  
 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)    ( 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: 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 *Cynthia Puff* Capacity Agent

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

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Van Fairbanks and Shelly Fairbanks  
 Address: 15721 Black Hawk Ave.  
 City: Bakerfield  
 State: CA      Zip: 93314

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Juan Garcia  
 Address: Edeficio Joel, Avenida Estados  
 City: Unidos #11, Rijo, Bavara-Punta Cana  
 State: Higues      Zip: Dominican Rep

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Sumday Vacations      Escrow #: SV53279-41872  
 Address: 14788 Business 13  
 City: Branson West      State: MO      Zip: 65737

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED