

DOUGLAS COUNTY, NV

2016-884330

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

07/14/2016 11:28 AM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

Mail tax statements to:
RVPOA
PO Box 5790
Stateline, NV 89449

Recording requested by:
Thomas V. Irby
When Recorded, Return to:
LT Transfers
4513 Hwy 129N
Cleveland, GA 30528

APN # 1319-30-519-021 PTN

GRANT, BARGAIN, SALE DEED
The Ridge View at Lake Tahoe

This indenture, made this 22 day of JUNE, 2016, between **Thomas V. Irby and Helen F. Irby (deceased), Husband and Wife as Joint Tenants with Right of Survivorship**, whose address is: 5013 Moultrie Drive, Corpus Christi, Texas 78413, hereinafter called the "Grantors", and **Spring Davidson, a Single Woman**, whose address is: 6725 Sullivan Avenue, Colorado Springs, Colorado 80911, hereinafter called the "Grantees".

WITNESSETH:

That said Grantor, in consideration of the sum of Ten Dollars and No/100 (\$10.00), paid to Grantor by Grantee, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Grantee and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in Douglas County, Nevada, to wit:

"SEE ATTACHED EXHIBIT "A"

DERIVATION: This is the same property conveyed to Grantor by Deed recorded February 10, 1987 as Document Number 1987-149764 in Book 287 at Page 971 of Official Records of Douglas County, Nevada. NOTE: The Grantor herein is the sole surviving co-grantor of the deed recorded February 10, 1987 and has full power and authority to convey the entire fee simple title in and to the above described property. Helen F. Irby died June 14, 2003 as a resident of Nueces County, Texas

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

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights of way, agreements and Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded March 4, 1985 as Document No. 114254 Official Records of Douglas County, Nevada and which Declaration is incorporated herein by this reference as if the same were fully set forth therein.

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

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Thomas V. Irby
Thomas V. Irby, Sole Surviving Grantor

STATE OF Texas

COUNTY OF Hueco

On June 22, 2016, before me, Alma O. Vera, a Notary Public, personally appeared **Thomas V. Irby**, 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(ies) upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal, this 22 day of June 2016.

Alma O. Vera
Notary Public signature

Alma O. Vera
Notary printed name
My commission expires: 06/08/2019

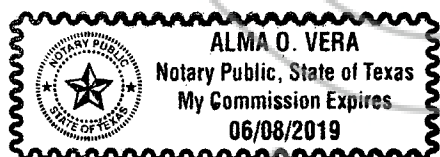


Exhibit "A"

A timeshare estate comprised of:

PARCEL 1:

An undivided 1/51st interest in and to that certain condominium estate described as follows:

(a) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50 of Tahoe Village, Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982 as Document No. 66828 Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of boundary line adjustment map recorded March 4, 1985 in Book 385, Page 160 of Official Records of Douglas County, Nevada as Document No. 114254.

(b) **Unit No. 021** as shown and defined on said 7th Amended Map of Tahoe Village, Unit No. 1.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over and on and through the Common Areas as set forth on said Seventh Amended Map of Tahoe Village, Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as further set forth upon Record of Survey of boundary line adjustment map recorded March 4, 1985 in Book 385 at Page 160 of Official Records of Douglas County, Nevada as Document No. 114254.

PARCEL 3:

The exclusive right to said unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1 and Parcel 2 above during one "Use Week" within the "**Winter** use season" as said quoted terms are defined in the Declaration of Conditions, Covenants and Restrictions, recorded on December 21, 1984 in Book 1284 at Page 1993 as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985 in Book 385 at Page 961 of Official Records as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned use season.

End of Exhibit "A"

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-30-519-021 PTN
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|------------------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other <u>Timeshare</u> | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

\$ 500.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ 500.00
 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 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 _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Thomas V. Irby</u>	Print Name: <u>Spring Davidson</u>
Address: <u>5013 Moultrie Drive</u>	Address: <u>6725 Sullivan Avenue</u>
City: <u>Corpus Christi</u>	City: <u>Colorado Springs</u>
State: <u>TX</u> Zip: <u>78413</u>	State: <u>CO</u> Zip: <u>80911</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: LT Transfer Escrow # NA
 Address: 4513 Hwy 129 North
 City: Cleveland State: GA Zip: 30528