DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$15.00 \$16.95 Pgs=2

2016-886394

08/22/2016 08:30 AM

SUMDAY VACATIONS

KAREN ELLISON, RECORDER

APN: 0000-40-050-450 Ridge Pointe Resort

Actual/True Consideration \$500.00

Acct: 16-008-15-01

Mail Tax Statements to: Resorts West 400 Ridge Club Drive Stateline, NV 89449

Return Deed to: **Sumday Vacations** 14788 Business 13 Branson West, MO 65737

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 8th day of April, 2016 by and between Oscar E. Twedt and Linda S. Twedt, husband and wife, as joint tenants with Right of Survivorship, Grantor(s) whose address is 6 Perme Ln., Grand Marais, MN 55604 to Maria Isabel Gil Santos, A Single Woman whose address is Edeficio Joel, Avenida Estados Unidos #11, Rijo, Bavaro-Punta Cana, Higuey, Domincan 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, devises, successors and assigns, the following described property:

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/1326th interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160, thence South 31°11'12" East 81.16 feet; thence South 58°48'39" West 57.52 feet; thence North 31°11'12" West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet the chord of said curve bears North 60°39'00" East 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.

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

This being the same property as conveyed to Grantor by Grant, Bargain, Sale Deed recorded in Book 0499, and Page 6551 on April 30th, 1999 in the Official Records of Douglas County, Nevada.

Send Tax Bill To:		

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 Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons. 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 the	his instrument on the day and year first above written.
who signed the document, to which this certifica	certificate verifies only the identity of the individual te is attached, and not the truthfulness, accuracy, or that document.
Variatly 01	mut document.
Marqui Delarnatu Witness Signature:	Witness Signature:
Margie Delamater Witness Printed Name:	Jack Wolke
Witness Printed Name:	Witness Printed Name:
Um Z. I west	Linda S. Twedt
Oscar E. Twedt	Linda S. Twedt
STATE OF Minnesofa)	
STATE OF MININESOFE) COUNTY OF COOK) SS.	
au a	11/10/11/11/11/11
On this $\frac{\partial}{\partial x}$ day of $\frac{\partial}{\partial x}$ $\frac{\partial}{\partial x}$ $\frac{\partial}{\partial x}$ $\frac{\partial}{\partial x}$, before me (insert NAME and TITLE of
OFFICER) Donna Gestel Interior	Oscar E. Twedt and Linda S. Twedt, who proved to
	person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that by he/she	
	on the instrument the person(s) or the entity upon behalf
of which the person(s) acted, executed the instrum-	
I certify under PENALTY OF PERJURY under th	e laws of the State of California that the foregoing
paragraph is true and correct.	
WITNESS my hand and official seal.	DONNA M CESTEL

(SEAL)

NOTARY PUBLIC MINNESOTA My Commission Expires Jan. 31, 2017

Lestel

STATE OF NEVADA DECLARATION OF VALUE FORM 1. Assessor Parcel Number(s) a. 0000-40-050-450 b. d. 2. Type of Property: Vacant Land Single Fam. Res. FOR RECORDER'S OPTIONAL USE ONLY b. **[** d. 2-4 Plex c. Condo/Twnhse Book: Page: f. Apt. Bldg Comm'l/Ind'l Date of Recording: e. Agricultural h. Mobile Home Notes: g. Other Timeshare 3. a. Total Value/Sales Price of Property \$ 500.00 (0.00 b. Deed in Lieu of Foreclosure Only (value of property) \$ 500.00 c. Transfer Tax Value: \$ 1.95 d. Real Property Transfer Tax Due 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. Capacity Agent Signature Signature Capacity_ SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION (REQUIRED) (REOUIRED) Print Name: Oscar E. Twedt Print Name: Maria Isabel Gil Santos Address: 6 Perme Ln. Address: Edificio Joel, Avenida Estados Unida City: Grand Marais City: Rijo, Bavaro, Punta Cana Higuey State: MN Zip: 55604 State: Dominican Republi Zip: COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: Sumday Vacations Escrow #: SV58539-45762 Address: 14788 Business 13 Zip: 65737 City: Branson West State: MO