

DOUGLAS COUNTY, NV

2016-886905

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

08/30/2016 03:57 PM

INTERCITY CAPITAL CORP

KAREN ELLISON, RECORDER

E06

**Recording Requested by**  
Stewart Vacation Ownership  
200 E. Sandpointe Avenue, Suite #150  
Santa Ana, CA 92707

**Mail Tax Statements and  
Recorded Deed To:**  
Regan B. Kusmes  
16910 S. Harvard Blvd.  
Gardena, CA 90247

AP# AP# 1319-30-644-011

R.P.T.T. \$ 1.95

73797CA #6

## GRANT, BARGAIN & SALE DEED

Stewart Title has recorded this instrument as an accommodation only. It has not been examined as to its effect on title. No examination of such matters has been made.

AP# 1319-30-644-011  
R.P.T.T. \$ 1.95  
73797CA #6

## GRANT, BARGAIN & SALE DEED

\*\*WITH

THIS INDENTURE WITNESSETH: That **Regan B. Kusmes, an Unmarried Man and Beverly Kusmes, an Unmarried Woman, who acquired title as Husband and Wife, as Joint Tenants, \*\* Right of Survivorship and not as Tenants in Common** in consideration of \$500.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Regan B. Kusmes, an Unmarried Man** all that real property situate in the County of Douglas, State of Nevada, bounded and described in Exhibit "A" attached thereto and made a part hereof;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand(s) this April 20, 2016

By: *Regan B. Kusmes*  
Regan B. Kusmes

\*\*To Be Signed In Counter-Part

By: *Beverly Kusmes*  
Beverly Kusmes

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.

Stewart Title has recorded this instrument as an accommodation only. It has not been examined as to its effect on title. No examination of such matters has been made.

**Grantee's Address:**

Regan B. Kusmes  
16910 S. Harvard Blvd.  
Gardena, CA 90247

State of CALIFORNIA )  
 ) ss.  
County of ORANGE )

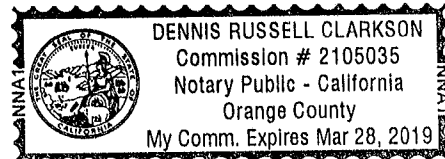
On APRIL 27, 2016, before me, DENNIS RUSSELL CLARKSON, Notary Public, personally appeared **Regan B. Kusmes** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same 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 forgoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Dennis Russell Clarkson*

(Seal)



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.

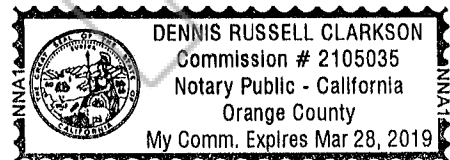
State of CALIFORNIA )  
 ) ss.  
County of ORANGE )

On APRIL 27, 2016, before me, DENNIS RUSSELL CLARKSON, Notary Public, personally appeared Beverly Kusmes 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 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 forgoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature  (Seal)



LEGAL DESCRIPTION  
FOR  
RIDGE TAHOE -- LOT 37

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

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 1/106<sup>th</sup> interest** in and to **Lot 37** as shown on Tahoe Village Unit No. 3-13<sup>th</sup> Amended Map, 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. 048** 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 Phase IV 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 said interest in **Lots 37 only, for one week each year** in the "**PRIME Season**" as defined in and in accordance with said Declarations.

**A Portion of APN: 1319-30-644-011**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1319-30-644-011  
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  
i)  Other \_\_\_\_\_ Timeshare \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 0.00  
Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
Transfer Tax Value: \$ 0.00  
Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
b. Explain Reason for Exemption: #6  
Divorce

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: R. Mendoza, Agent Capacity: Agent  
Signature: R. Mendoza, Agent Capacity: Agent

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

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

Print Name: Beverly Kusmes  
Address: 839 Baypointe Drive  
City: Newport Beach  
State: CA Zip: 92660

Print Name: Regan B. Kusmes  
Address: 16910 S. Harvard Blvd.  
City: Gardena  
State: CA Zip: 90247

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)  
Print Name: R. Mendoza, Agent @ Stewart Vacation Ownership Escrow # File # 73797CA  
Address: 200 E. Sandpointe Avenue, Suite #150  
City: Santa Ana State: CA Zip: 92707

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)