

DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

SUMDAY VACATIONS

KAREN ELLISON, RECORDER

2016-886991

09/01/2016 09:04 AM

A portion of APN: 42-254-23
Ridge Tahoe
Actual/True Consideration \$500.00
Contract #: 2802309

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

Deed Prepared By:
Loren J. Hov
3225 Freeport Blvd. #614
Sacramento, CA 95818

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 14th day of December, 2015 by and between, Loren J. Hov and Carolyn J. Hov, as Trustees for The Hov Revocable Living Trust, Dated 11-25-1992, whose address is 3225 Freeport Blvd. #614, Sacramento, CA 95818, Grantor(s) to Eric Byrd, Married as Sole and Separate Property, as Grantee(s) whose address is 5325 Elkhorn Blvd., #231, Sacramento, CA 95842.

WITNESSETH

That the Grantor, in consideration of Ten Dollars (\$10.00) 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 situated in the County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Terrace Building, Week #28-023-09-01

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

This being the same property as conveyed to Grantor in Book 0693 Page 4220-4221 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.

Nancy Yang
Witness Signature:

Nancy Yang
Printed Name

Randall M. Hammond
Witness Signature:

Randall M. Hammond
Printed Name

Loren J. Hov
Loren J. Hov, Trustee

Carolyn J. Hov
Carolyn J. Hov, Trustee

STATE OF California)
COUNTY OF Sacramento) SS.

On this 14 day of December, 2015, before me (insert NAME and TITLE of OFFICER) Kathleen R. Hammond, Notary Public, personally appeared (insert name of signatory(ies))

Loren J. Hov and Carolyn J. Hov, 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 ~~his~~ she ~~they~~ executed the same in ~~his~~ her ~~their~~ authorized capacity(ies), and that by ~~his~~ her ~~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.

Kathleen R. Hammond
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" (28)

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

- (A) An undivided **1/50th** interest in and to Lot **28** as shown on Tahoe Village Unit No. **3-13th** Amended Map, recorded December 31, 1991 as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown and defined on said map; and
- (B) Unit No. **23** as shown and defined on said map; 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 documents No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six, recorded December 18, 1990 as Document No. 241238, as amended by Amended and Restated Declaration of Annexation of the Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting The Ride Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 42-254-23

END OF EXHIBIT A

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 42-254-23
 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 |
| <input checked="" type="checkbox"/> | 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: 100.00 %
 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.

Signature *[Signature]* Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Loren J. and Carolyn J. Hov
 Address: 3225 Freeport Blvd., #614
 City: Sacramento
 State: CA Zip: 95818

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Eric Byrd
 Address: 5325 Elkhorn Blvd., #231
 City: Sacramento
 State: CA Zip: 95842

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Sumday Vacations Escrow #: SV55865-41574
 Address: 14788 Business 13
 City: Branson West State: MO Zip: 65737