

DOUGLAS COUNTY, NV

2016-887555

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

09/14/2016 02:32 PM

LEGACY ADVENTURES INCORPORATED

KAREN ELLISON, RECORDER

APN: 40-300-180

Recording requested by:
Robert K Brzescinski
And when recorded mail to:
Global Title Group, LLC
25010 Oakhurst Drive, Suite 120
Spring, TX 77386

Mail Tax Statements to:
Ridgeview Homeowners Assoc.
1801 Scimitar Drive
Henderson, NV 89014

**TAHOE VILLAGE
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made this 14th day of September, 2016 between **Robert K Brzescinski**, "Grantor", whose address is 6812 Starnes Road, North Richland Hills, TX 76182 and **Marc Caccavelli and Melissa Baumgartner, Husband and Wife, as Joint Tenant with Right of Survivorship**, "Grantee", whose address is 429 East 52nd Street, New York, NY 10022.

WITNESSETH: That Grantor, in consideration of the sum of **Five Hundred Dollars (\$500.00)**, paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY the following real property located in the State of Nevada, County of Douglas, a Timeshare estate known as Tahoe Village, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

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, right of way, agreements and the Forth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded March 4, 1985, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Derivation: This property is a portion of that property conveyed to Robert K Brzescinski by Deed recorded on January 21, 1986 as Instrument No. 129694 in Book 186 at Page 1577, in the office of the Recorder of Douglas County, Nevada.

AND we do hereby bind ourselves and, our heirs, assigns, executors and administrators, to warrant and forever defend, all and singular, the said Premises unto the said Grantee, her heirs and assigns, against us and our heirs, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence:

Robert K. Brzescinski by Rachael

Tessendorf, as the true and lawful attorney

under that Power of Attorney filed herewith
**Robert K Brzescinski by Rachael Tessendorf, as
The true and lawful attorney under that Power of
Attorney filed herewith**

[Signature]
Witness #1 of Signature(s)

Kilsha Swanson
Witness #1 Printed Name

[Signature]
Witness #2 of Signature(s)

Tracy Berk
Witness #2 Printed Name

STATE OF TEXAS

COUNTY OF MONTGOMERY

§
§
§

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before this 14th day of September, 2016, personally appeared **Rachael Tessendorf as the true and lawful attorney for Robert K Brzescinski**, personally known to me or (provided 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 his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed this instrument.

I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Amie Kathleene Humplik
NOTARY PUBLIC

Amie Kathleene Humplik
NOTARY PUBLIC PRINTED NAME
MY COMMISSION EXPIRES: 8/1/2017

(seal)



ATTENTION NOTARY PUBLIC: PLACE YOUR STAMP IN THE SQUARE PROVIDED AND STAY WITHIN THE MARGINS AND NOT ON ANY WRITING. IF USING A STAMP AND EMOSSER, DO NOT STAMP OVER EMOSSER SEAL. MAKE SURE EMOSSER IS WELL RAISED UP AND SHADE IT WITH A PENCIL TO MAKE THE RAISED PRINT READABLE FOR E-RECORDING PURPOSES

"No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance."

EXHIBIT "A"

Legal Description

A timeshare estate comprised of:

Parcel 1: an undivided 1/51st interest in and to the certain condominium described as follows:

(a) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, **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. 018-36** 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 and 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 use 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, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961 of Official Records, as Document No. 114670, which may be amended from time to time. 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.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 40-300-180
 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

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
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 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 Annie Humelik Capacity Agent to Grantor

Signature Douglas W. Wijn Capacity Agent to Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Robert K Brzescinski
 Address: 6812 Starnes Road
 City: North Richland Hills
 State: TX Zip: 76182

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Marc Caccavelli & Melissa Baumgartner
 Address: 429 East 52nd Street
 City: New York
 State: NY Zip: 10022

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Legacy Adventures, Inc Escrow # Brzescinski-Caccavelli-Tahoe Village
 Address: 25010 Oakhurst Drive, Suite 100
 City: Spring State: TX Zip: 77386

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