

Portion of APN 1319-30-542-020
Ridge Sierra
Contract # 12521
Actual/True Consideration \$500.00

Prepared By:
John E. Spinola
795 Manzanita Lane
Reno, NV 89509

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

GRANT, BARGAIN, SALE DEED

THIS DEED, made this **6th** day of **July, 2015** by and between **John E. Spinola and Sally A. Spinola, husband and wife as joint tenants with right of survivorship**, whose address is 795 Manzanita Lane, Reno, NV 89509, Grantor(s) to **Maria Isabel Gil Santos, a Single Woman**, as Grantee(s) whose address is **Edeficio Joel, Avenida Estados, Unidos #11, Rijo, Bavaro – Punta Cana, Dominican 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, devisees, successors and assigns, the following described property in the County of Douglas, State of Nevada:

All that certain lot, piece or parcel of land situate in the County Douglas, State of Nevada, described as follows:

(Sierra 01) 01-004-22-1

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 1/8th^t interest as tenants in common, in and to the Common Area of **Lot 4** of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada,

(B) Unit No. **A4** as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2: A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a condominium 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 **PRIME** "use season" as that term is defined in the Second Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for the Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "USE WEEK" in the above referenced "use season" as more fully set forth in the CC&R's.

A Portion of APN: 1319-30-542-020

This being the same property as conveyed to Grantor in Book **1084** at Page **2440** and recorded on **10/22/1984** 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 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 this instrument on the day and year first above written.

[Signature]
Witness: Linda Cook

JOHN E SPINOLA
Print Name

[Signature]
Witness:

Pamela Becker
Print Name

[Signature]
John E. Spinola

[Signature]
Sally A. Spinola

STATE OF Nevada)
) SS.
COUNTY OF Washoe)

On this 16th day of July, 20 15, before me (insert NAME and TITLE of OFFICER) M. Omohundro, Notary Public, personally appeared (insert name of signatory(ies)) John E. Spinola and Sally A. Spinola, 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 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 foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)

[Signature]
Signature



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 1319-30-542-020
- 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
- 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: John E. & Sally A. Spinola

Address: 795 Manzanita Lane

City: Reno

State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Maria Isabel Gil Santos

Address: Edeficio Joel, Avenida Estados, Uni

City: Rijo, Bavaro- Punta Cana

State: Dominican Republic Zip: 23302

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Sunday Vacations Escrow #: SV47612-36288

Address: 14788 Business 13

City: Branson West State: MO Zip: 65737

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED