

DOUGLAS COUNTY, NV

2016-891366

RPTT:\$5.85 Rec:\$16.00

\$21.85 Pgs=3

11/30/2016 09:30 AM

GROUPWISE, INC

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:  
GroupWise, Inc.

AND WHEN RECORDED MAIL TO:  
GroupWise, Inc.  
701 N. Hermitage Road  
Suite 26  
Hermitage, PA 16148  
AND MAIL TAX STATEMENTS TO:  
GroupWise, Inc.  
701 N. Hermitage Road  
Suite 26  
Hermitage, Pa 16148

Escrow No. 16-1219AR  
APN No. 42-210-11

**GRANT DEED**

THE UNDERSIGNED GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX is \$0.00  
computed on full value of property conveyed and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GroupWise, Inc., an Ohio Corporation**, does hereby Grant to **David M. Severance, Individual**, the following described real property in the County of Douglas, State of Nevada:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF**

Prior Instrument Reference: Instrument No. 2016-881566, recorded in the Official Record of Douglas County, Nevada.

Dated: November 29, 2016

GroupWise, Inc.  
An Ohio Corporation

by: Rhonda Allen  
Name: Rhonda Allen  
Title: Authorized Representative

STATE OF PA  
COUNTY OF Mercer SS

On November 29, 2016 before me, (name and title of the officer)  
Danielle Harnett, Notary Public personally appeared **Rhonda Allen Authorized Representative for GroupWise, Inc., an Ohio Corporation**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in his authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OR PERJURY under the laws of the State of PA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Danielle Harnett  
NOTARY PUBLIC

My Commission Expires: July 14, 2018

(Seal)

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Danielle Harnett, Notary Public  
City of Hermitage, Mercer County  
My Commission Expires July 14, 2018  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT "A"

A Timeshare Estate comprised of:

Parcel One:

An undivided 1/51<sup>st</sup> interest in and to that certain condominium described as follows:

- (a) An undivided 1/20<sup>th</sup> interest, as tenants-in-common, in and to Lot 32 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom units 101 to 120 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 119 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

Parcel Two:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173 Page 229 of Official Records and in modification thereof recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records.

Parcel Three:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

Parcel Four:

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M.D.M., - and-
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, Official Records, Douglas County, State of Nevada.

Parcel Five:

The Exclusive right to use said UNIT and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three, and Four above during ONE "use week" within the WINTER "use season", as said quoted terms and defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 42-210-11 \_\_\_\_\_
- 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'/Ind'l
- g.  Agricultural
- h.  Mobile Home
- Other \_\_\_\_\_ Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 1080.00 \_\_\_\_\_
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ 1080.00 \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ 5.85 \_\_\_\_\_

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 %

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 *David M. Severance* Capacity: Grantor  
 Signature *David M. Severance* Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: GroupWise, Inc.  
 Address: 701 N. Hermitage Road Suite 26  
 City: Hermitage  
 State: PA Zip: 16148

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: David M. Severance  
 Address: 4249 S. Granby Way Apt B  
 City: Aurora  
 State: CO Zip: 80014

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: GroupWise, Inc. Escrow # 16-1219AR  
 Address: 701 N. Hermitage Road Suite 26  
 City: Hermitage State: PA Zip: 16148

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED