

DOUGLAS COUNTY, NV

2016-891494

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

12/02/2016 08:23 AM

SUMDAY VACATIONS

KAREN ELLISON, RECORDER

APN: 1318-26-101-006
Kingsbury Crossing
Actual/True Consideration \$500.00

Prepared By:
Larry E. Rowen
2 Mcleod Ln.
Bella Vista, AR 72715

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

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 1st day of August, 2016 by and between Larry E. Rowen, a single man, as his sole and separate property, whose address is 2 Mcleod Ln., Bella Vista, AR 72715, Grantor(s) to Stephen Sittler, A Single Man as Grantee(s) whose address is P.O. Box 44486 Indianapolis, IN 46244.

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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

More commonly known as: KINGSBURY CROSSING RESORT

EXHIBIT "A"

An undivided (one-three thousand two hundred and thirteenth 1/3213) interest as a tenant in common in the following described real property (The Real Property):

A portion of the North One-Half of the Northwest One-Quarter of Section 26, Township 13 North, Range 18 East, MDB&M, described as follows:

Parcel 3, as shown on that amended parcel map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records, at Page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278, of Official Records, at Page 591, Douglas County, Nevada, as Document No. 17578.

Excepting from the real property the exclusive right to use and occupy all of the Dwelling Units and Units as defined in the "Declaration of Timeshare Use" and subsequent amendments thereto as herein after referred to.

Also excepting from the real property and reserving to grantor, its successors, and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of said Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283 at Page 1341, as Document No. 76233 of Official Records of the County of Douglas, State of Nevada, and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at page 1021, Official Records of Douglas County, Nevada as Document No. 78917, second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 in Official Records at Page 1688, Douglas County, Nevada, as Document 84425 and third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at page 2572, Official Records of Douglas County, Nevada, as Document No. 89535, ("Declaration"), during a "Use Period" within the HIGH Season within the "Owner's Use Year" as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration

Assessment Parcel No. 1318-26-101-006

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1318-26-101-006
 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 *Cynthia Coffey* Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Larry E. Rowen
 Address: 2 McLeod Ln.
 City: Bella Vista
 State: AR Zip: 72715

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Stephen Sittler
 Address: P.O. Box 44486
 City: Indianapolis
 State: IN Zip: 46244

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Sunday Vacations Escrow #: SV63436-48204
 Address: 14788 Business 13
 City: Branson West State: MO Zip: 65737

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED