

DOUGLAS COUNTY, NV

2016-891966

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

12/12/2016 01:41 PM

DUNCAN REALTY & ESCROW

KAREN ELLISON, RECORDER

APN: 1319-30-645-003 PTN

Document Prepared By:  
When Recorded return to:  
Susan Duncan  
Duncan Title & Escrow  
420 Deer Run Rd.  
Branson, MO 65616

Mail tax statements to-  
400 Ridge Club Drive  
P.O. Box 5790  
Lake Tahoe NV, 89449

Consideration: \$0.00

## GRANT, BARGAIN AND SALE DEED

**THIS DEED:** Made and entered into this 20<sup>th</sup> day of October 2016, by and between **William A. Felcyn and Doris Felcyn, husband and wife, as joint tenants with right of survivorship**, whose address is: 15814 N. 12<sup>th</sup> Street Phoenix, AZ 85022, **GRANTOR** herein, and **William Felcyn and Doris Felcyn, as Co-Trustees of the William and Doris Felcyn Revocable Living Trust, dated May 19, 2015, of the State of Arizona, GRANTEE**, herein:

**Grantee's Mailing Address: 15814 N. 12<sup>th</sup> Street Phoenix, AZ 85022**

**WITNESSETH.** that the said Grantor. for and in consideration of the sum of and other good and valuable consideration, paid by the said Grantee. the receipt of which is hereby acknowledged. docs or do by these presents **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto the said Grantee the following described Real Property lying, being and situate in the unincorporated area, County of Douglas, State of Nevada:

The following real property located in the State of Nevada, County of Douglas, known as **The Ridge Tahoe**, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

**TO HAVE AND TO HOLD THE PREMISES AFORESAID**, together with all rights. privileges and appurtenances to the same belong, unto the said Grantee forever.

The said Grantor covenanting that said Grantor and the heirs, executors, administrators and assigns of such party or parties shall and will **WARRANT AND DEFEND** the title to the premises unto the claims of all person whomsoever, excepting however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set their hand or hands the day and year first above written.

*Keli Grander*  
Witness:  
(Keli Grander)

*William A. Felcyn*  
William A. Felcyn

*Damian Verdugo*  
Witness:  
(Damian Verdugo)

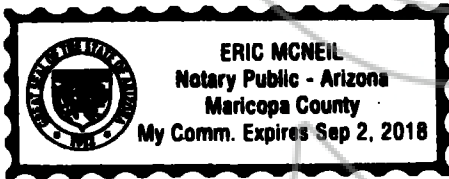
*Doris Felcyn*  
Doris Felcyn

STATE OF ARIZONA )  
 )  
 ) SS  
COUNTY OF maricopa )

On this 26 day of October 2016, before me, the undersigned, a Notary Public in and for said County and State Personally Appeared **William A. Felcyn and Doris Felcyn**, who is personally known to me or who has produced Dawers license as identification whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same freely and voluntarily and for the purposes therein stated.

(Notary Seal)

WITNESS my hand and Official Seal.



9-2-18  
My Commission Expires:

*Eric McNeil*  
Notary Public **Eric McNeil**

**EXHIBIT "A"**

**EXHIBIT "A" (42)**

An undivided 1/102<sup>nd</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>th</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14<sup>th</sup> Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said Map; and (B) Unit No. 280 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 Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended, by Amended and Restated Declaration of Annexation of the Ridge Tahoe Phase Seven, recorded May 4, 1995 as Document No. 361461, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week every other year in ODD- numbered years in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13<sup>th</sup> Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

Thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map;

Thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

Thence N. 52°20'29" W., 30.59 feet;

Thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING

A Portion of APN: 42-010-40

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-30-645-003 PTN  
 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
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 %  
 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 [Signature] Capacity: Agent

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: William & Doris Felcyn  
 Address: 15814 N. 12th Street  
 City: Phoenix  
 State: AZ Zip: 85022

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: William & Doris Felcyn, Trustee  
 Address: 15814 N. 12th Street  
 City: Phoenix  
 State: AZ Zip: 85022

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Duncan Title & Escrow  
 Address: 420 Deer Run Rd.  
 City: Branson

Escrow # 16-006649  
 State: MO Zip: 65616