

APN: 1319-30-720-001 PTN

DOUGLAS COUNTY, NV **2016-891974**
RPTT:\$1.95 Rec:\$16.00
\$17.95 Pgs=3 12/12/2016 02:13 PM
DUNCAN REALTY & ESCROW
KAREN ELLISON, RECORDER

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 20th day of October 2016, by and between **William Alan Felcyn and Doris Felcyn, husband and wife, as joint tenants with right of survivorship**, whose address is: 15814 N. 12th 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. 12th 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, does 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. Lot 28, Unit No. 21, Each Year.

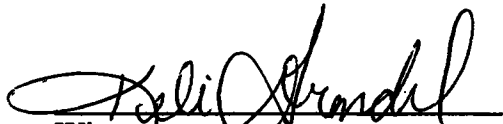
See Exhibit "A" attached hereto and by this reference made a part hereof.

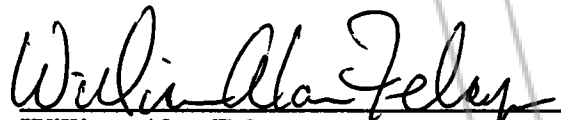
TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof:

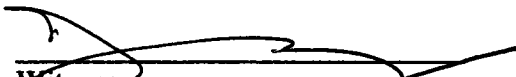
TO HAVE AND TO HOLD THE PREMISES AFORESAID, together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.


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.


Witness:
(Keli Grondel)


William Alan Felcyn


Witness:
(Damian Verdugo)


Doris Felcyn

STATE OF ARIZONA)
)
) SS
COUNTY OF maricopa)

On this 20 day of October 2016, before me, the undersigned, a Notary Public in and for said County and State Personally Appeared **William Alan Felcyn and Doris Felcyn**, who is personally known to me or who has produced Drivers 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.



9.2.16
My Commission Expires:



Notary Public Eric McNeil

EXHIBIT "A"

An undivided 1/51st interest as tenants in and to that certain Condominium described as follows:

- (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th, Amended Map, recorded December 31, 1991., as Document No. 268097, rerecorded as Document No. 269053, Official Records Douglas County, State of Nevada, excepting therefrom Unit 1 to 50 (inclusive) and Units 141-through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1998, as Document No. 182057; and
- (B) Unit No. 21 as shown and defined on said Condominium Plan;

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 Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said Lot 28 only, for one week **EACH YEAR** in accordance with said Declarations.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-720-001 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

FOR RECORDERS 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 %
 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: 850222

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