

Tahoe Village Condominiums
PO Box 5397
Stateline, NV 89449



KAREN ELLISON, RECORDER

RPTT:\$
APN: A PORTION OF: 1319-30-635-003

GRANT DEED:

NAME: Diana D. Nicolai
ADDRESS: 9545 Grossmont Summit Drive
La Mesa, CA 91941

In consideration of \$1.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sale and Convey to:

NAME: TAHOE VILLAGE CONDOMINIUMS
ADDRESS: P.O. BOX 5397, STATELINE, NV 89449

the real property located at Quaking Aspen Lane, in the City of Stateline, County of Douglas, State of Nevada.

LOT: 67 USE WEEK: Winter ACCT # 489

SEE ATTACHMENT-LEGAL

Together with all singular hereditament and appurtenances hereunto belonging or in any appertaining to.

This 6th day of Feb, 2017

D Nicolai _____
Signature of Grantor Signature of Grantor

DIANA D NICOLAI _____
Print Name Print Name

Notary:
STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on _____
by, (person appearing) _____
Commission expires: _____ Notary

Notary: See attached of Acknowledgment

Recording requested by mail to:
Tahoe Village Condos Timeshare Association
P.O. Box 5397
Stateline, NV 89449

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California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

s.s.

GREG KUGLER, NOTARY PUBLIC

On 2/6/2017 before me, _____

personally appeared _____

DIANA D. Nicolai

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 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.

[Handwritten Signature]

Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

Grant deed
containing _____ pages, and dated 2/6/17

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
(Title(s))
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Names of Person(s), Entity(ies), Signer is Representing

Method of Signer Identification
Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other
<input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____

Order No. 09002337

EXHIBIT A

LEGAL DESCRIPTION – Unit 360C, Lot 67

The land referred to herein is situated in the State of Nevada, County of Douglas,, described as follows: An undivided 1/50th interest as a tenant in common in and to the condominium hereafter described in two parcels:

PARCEL 1: Unit C, of Lot 67 as shown on the Map entitled "TAHOE VILLAGE CONDOMINIUM 67", being all of Lot 67, located in "TAHOE VILLAGE SUBDIVISION, UNIT NO. 1" filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 12, 1974, in Book 1174 of Maps Page 262, as File No. 76345.

PARCEL 2: TOGETHER WITH an undivided 1/4th interest in and to the common area of Lot 67 as shown on the Map entitled "TAHOE VILLAGE CONDOMINIUM 67", being all of Lot 67, located in "TAHOE VILLAGE SUBDIVISION UNIT NO. 1", filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 12, 1974, in Book 1174 of Maps, at Page 262, as File No 76345.

EXCEPTING FROM PARCEL A and RESERVING UNTO GRANTOR, its successors and assigns [including all other "Owners" as defined in that certain Declaration of Covenants, Conditions Restrictions for Time Sharing Ownership Within Tahoe Villages Condominiums, a Condominium Project (the "Time Sharing Declaration"), recorded September 27, 1979, as Instrument No. 37101, in Book 979, Pages 2040 to 2073 of Official Records in the Office of the County Recorder of Douglas County, State of Nevada] an exclusive right to use and occupy said Parcel A during all "Use Periods", including all "Holiday Week Use Periods", "Service Periods" and "Bonus Time" (as these terms are defined in the Time Sharing Declaration) other than the Use Period hereby conveyed to Grantee(s) herein pursuant to the provisions of Parcels B and C hereinafter described, and any Bonus Time used by Grantee(s).

PARCEL B: An exclusive right and easement ("Use Right Easement") to use and occupy a "Unit" within the "Project" and any "Condominium(s)" (as these terms are defined in the Time Sharing Declaration) that may be annexed into the Project pursuant to Article VIII of the Time Sharing Declaration containing

(1) Two Bedrooms ()

(2) Two Bedrooms with a Loft (X)

during the Use Period of seven (7) days and seven (7) nights (as defined in the Time Sharing Declaration) within

USE GROUP I hereby conveyed to Grantee(s), and during any Bonus Time used by Grantee(s). Grantee(s) use of the Use Period is subject to the limitations and conditions set out in the Time Sharing Declaration.

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Pursuant to the provisions of paragraph 2.2 of Article II of the Time Sharing Declaration, this Time Sharing interest is conveyed subject to a reservation of an exclusive Use Right Easement for the benefit of all other Time Sharing Interests during all Use Periods and Service Periods and Bonus Time as may be used other than the Use Period conveyed to Grantee(s) and any Bonus Time used by Grantee(s).

PARCEL C: A non-exclusive right to use and occupy the common area of Parcel A during the Use Period conveyed to Grantee(s) and during any Bonus Time used by Grantee(s).

RESERVING UNTO GRANTOR, its successors and assigns, an exclusive right to use and occupy Units and the common areas in the Project for sales, administration purposes and development and improvement purposes pursuant to the provisions of paragraph 3.6 of Article III of the Time Sharing Declaration.

GRANTOR hereby intends to convey to Grantee(s) a Time Sharing Interest. Grantor shall have the right to convey the remaining undivided interests and reserved used and occupancy rights as Time Sharing Interest.

The Time Sharing Interest herein is conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions for Tahoe Village Unit No. 1 recorded August 31, 1971, as Instrument No. 54193 in Book 90, Pages 473 to 484; modified by Instrument NO. 54194, recorded August 31, 1971, in Book 90, Pages 485 and 486; Instrument No. 63681, recorded January 11, 1973, in Book 173, Pages 229 to 239; Instrument No. 69063 recorded September 28, 1973, Book 973, Page 812; and instrument No. 01472 recorded July 2, 1976, in Book 776, Pages 087 and 088, of Official Records in the Office of the County Recorder of Douglas County, State of Nevada, as the same are or hereafter may be amended (the "Master Declaration").

All of the easements, terms, limitations, covenants, conditions, reservations and restrictions contained in the Time Sharing Declaration and the Master Declaration are incorporated herein by reference with the same effect as if fully set forth herein. All of the easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the Time Sharing Interest granted hereunder and inure to the benefit of the remaining Time Sharing Interests and the Owners thereof; and all such easements, terms, limitations, covenants, conditions, reservations and restrictions of the Time Sharing Declaration shall bind the remaining Time Sharing Interests and the Owners thereof and inure to the benefit of the Time Sharing Interest granted hereunto and the successive Owners thereof.

SUBJECT to real property taxes and assessments of the current fiscal year and all later years, covenants, conditions, uses easements, rights, rights of way and other matters of record on the date hereof.

Assessor's Parcel No. 1319-30-635-003 (Old parcel #0000-40-130-040)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-635-003
 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. Total Value/Sales Price of Property \$ 500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 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: _____ %
 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 MANAGER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: DIANA D. NICOLAI
 Address: 9545 GROSSMONT SUMMIT DRIVE
 City: LA MESA
 State: CA Zip: 91941

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: TAHOE VILLAGE CONDOMINIUMS
 Address: P.O. BOS 5397
 City: STATELINE
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: JANET MARTELL, MANAGER Escrow #: _____
 Address: P.O. BOX 5397
 City: STATELINE State: NV Zip: 89449