

DOUGLAS COUNTY, NV

2017-898755

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

05/17/2017 01:40 PM

TIMESHARE CURES, LLC

KAREN ELLISON, RECORDER

A portion of APN# 1319-30-643-053  
28-045-32-01  
The Ridge Tahoe  
Actual/True Consideration \$500.00

**Deed Prepared By:**

Juanita K. Doss  
30740 Ivy Glen Court  
Bingham Farms, MI 48025

**Return recorded deed to:**

Timeshare Cures, LLC  
607 State Hwy 165, Suite 8  
Branson, MO 65616

**Mail Tax Statements to:**

Ridge Tahoe P.O.A.  
P.O. Box 5790  
Stateline, NV 89449

**GRANT, BARGAIN, SALE DEED**

**THIS DEED**, made this 06<sup>th</sup> day of April, 2017 by and between JUANITA K. DOSS, an unmarried woman and WILLIAM E. BURRELL, an unmarried man together as joint tenants with right of survivorship, whose address is 30740 Ivy Glen Court, Bingham Farms, MI 48025, Grantor(s) to Terrasa McGuire, a Single Person as Grantee(s) whose address is P.O. Box 894, Sutter Creek, CA 95685.

**WITNESSETH**

**WITNESSETH**, that the said Grantor(s), for and in consideration of the sum of FIVE HUNDRED DOLLARS and other valuable consideration paid by the said Grantees, the receipt of which is hereby acknowledged, do by these present GRANT, BARGAIN, AND SELL, CONVEY AND CONFIRM unto the Grantees, the following described REAL ESTATE, situated in the County of **Douglas** and State of **Nevada**, to wit:

**Described on Exhibit "A" attached hereto and incorporated herein by this reference;**

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

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining to, unto said Grantee(s), and unto their successors and assigns forever; the Grantors(s) hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claim and that they will warrant and defend the title to the said premises unto the said Grantee(s) and unto their heirs, successors and assigns forever, against the lawful claims and demands of all persons, excepting however, the general taxes for the current calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements and buildings set back lines of record, if any, and zoning laws. The Benefits and obligations hereunder shall inure to and be binding upon the heirs executors, administrators, successors and assigns of the respective parties hereto. The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

Ryan Woznic  
Witness Ryan Woznic

Ryan Woznic Brittany Freeman  
Witness Ryan Woznic Brittany Freeman

Juanita K. Doss  
Print Name

W E B  
Print Name

Juanita K. Doss  
Juanita K. Doss

William E. Burrell  
William E. Burrell

Place seal here ->

STATE OF Michigan )  
 ) SS.  
COUNTY OF Oakland )

On this 6th day of April, 2017, before me (insert NAME and TITLE of OFFICER) Mickey Erman

personally appeared (insert name of signatory(ies)) Juanita K. Doss and William E. Burrell, 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 by 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 Michigan that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)

Mickey Erman  
Signature

**Note to Notary:** Please keep seal out of the 3/4 inch margin on all sides and do not place it over print of the document. ONLY BLACK, NO BLUE INK MAY BE USED FOR SIGNATURES OR STAMPS.

**EXHIBIT "A"**

**(28)**

An undivided 1/51<sup>st</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50<sup>th</sup> interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 45 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 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 interest, in Lot 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 42-254-45

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-30-643-053  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:  
 a.  Vacant Land      b.  Single Fam. Res.      FOR RECORDER'S OPTIONAL USE ONLY  
 c.  Condo/Twnhse      d.  2-4 Plex      Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 e.  Apt. Bldg      f.  Comm'l/Ind'l      Date of Recording: \_\_\_\_\_  
 g.  Agricultural      h.  Mobile Home      Notes: \_\_\_\_\_  
 Other Timeshare \_\_\_\_\_

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 Juanita K. Doss      Capacity Grantor  
 Signature William E. Burrell      Capacity Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Juanita K. Doss & William E. Burrell  
 Address: 30740 Ivy Glen Court  
 City: Bingham Farms  
 State: MI      Zip: 48025

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Terrasa McGuire  
 Address: P.O. Box 894  
 City: Sutter Creek  
 State: CA      Zip: 95685

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Timeshare Cures, LLC      Escrow #: \_\_\_\_\_  
 Address: 607 St. Hwy 165, Ste. 8  
 City: Branson      State: MO      Zip: 65616

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**