

DOUGLAS COUNTY, NV

2017-899052

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

05/24/2017 01:20 PM

GREATWAY SERVICES

KAREN ELLISON, RECORDER

APN: 1319-30-712-001
Ridge Pointe Resort
Actual/True Consideration \$500.00
Acct: 16-004-48-01

Deed Prepared By:
Leland G. Routt
1406 Chester Dr.
Tracy, CA 95376

Return Deed to:
GreatWay Services
1868 North Deffer Dr., Suite 5
Nixa, MO 65714

Mail Tax Statements to:
Resorts West
400 Ridge Club Drive
Stateline, NV 89449

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 3rd day of December, 2016 by and between Leland G. Routt and Leslie A. Routt, husband and wife as joint tenants with right of survivorship, Grantor(s) whose address is 1406 Chester Dr., Tracy, CA 95376 to Billy Ray Goode, Jr., a Married Man as Sole and Separate Property, whose address is 225 County Rd. 244, Gamaliel, AR 72537.

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 certain property located and situated in Douglas County, State of Nevada, more particularly described in 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 revisions, 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 Declaration of Timeshare Covenants, Conditions and Restrictions of the Ridge Pointe dated October 8, 1987 and recorded November 5, 1997, as Document No. 0425591, Book 1197, Page 0678, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

EXHIBIT "A" (160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/1326th interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160, thence South 31°11'12" East 81.16 feet; thence South 58°48'39" West 57.52 feet; thence North 31°11'12" West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet the chord of said curve bears North 60°39'00" East 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.

APN: 1319-30-712-001

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-30-712-001
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|------------------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other <u>TIMESHARE</u> | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$ 500.00
Transfer Tax Value:	\$ 0.00
Real Property Transfer Tax Due:	\$ 500.00
	\$ <u>1.95</u>

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 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 Gillia McClune Capacity AGENT
 Signature Gillia McClune Capacity AGENT

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Leland and Leslie Routt
 Address: 1406 Chester Dr.
 City: Tracy
 State: CA Zip: 95376

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Billy Ray Goode, Jr.
 Address: 225 County Rd. 244
 City: Gamaliel
 State: AR Zip: 72537

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Greatway Services Escrow # _____
 Address: 1868 N. Deffer Dr. Ste. 5
 City: Nixa State: MO Zip: 65714

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)