

APN: 1319-30-542-009  
Ridge Sierra

Actual/True Consideration \$500.00

Prepared By:  
Kevin D. Dickey  
13217 W. Sunnyvale Dr.  
Nine Mile Falls, WA 99026

Return Recorded Deed to:  
Sunday Vacations  
14788 Business 13  
Branson West, MO 65737

Mail Tax Statements to:  
Clint V. Kuhl  
P.O. Box 487  
Forsyth, MO 65653

**GRANT, BARGAIN, SALE DEED**

THIS DEED, made this 24<sup>th</sup> day of February 2017 by and between Kevin D. Dickey, an unmarried man, whose address is 13217 W. Sunnyvale Dr., Nine Mile Falls, WA 99026, Grantor(s) to Clint V. Kuhl, a single man, as Grantee(s) whose address is PO Box 487, Forsyth, MO 65653.

**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, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is 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, rights of way, agreements and the First Amended and Restrictions Declaration of Time Share Covenants, Conditions and Restrictions Recorded May 14, 1986, at Book 586, Page 1232, as under Document No. 134786, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

This being the same property as conveyed to Grantor in Book 1288 at Page 3920-3921 and recorded on 12/29/88 in the Official Records of Douglas County, Nevada.



**Exhibit "A"**  
Legal Description

All that certain lot, piece or parcel of land situate in the County Douglas, State of Nevada, described as follows:

A timeshare estate comprised of:

**PARCEL 1:** An undivided **1/51<sup>st</sup>** interest in and to that certain condominium estate described as follows:

- (A) An undivided **1/8<sup>th</sup>** interest as tenants in common, in and to the Common Area of **Lot 2** of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada,
- (B) Unit No. **B2** as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

**PARCEL 2:** A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

**PARCEL 3:** An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above, during one "use week" within the **PRIME** "use season" as that term is defined in the Second Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for the Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above referenced "use season" as more fully set forth in the CC&R's.

**PARCEL 4:** A non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

A Portion of APN: 42-230-06

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 1319-30-542-009  
 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        |                             |                 |
- TIMESHARE**

### FOR RECORDERS OPTIONAL USE ONLY

Notes:

## 3. Total Value/Sales Price of Property:

\$ 500.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ 0.00  
 Transfer Tax Value: \$ 500.00  
 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 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 McClure Capacity AGENT  
 Signature Gillia McClure Capacity AGENT

## SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Kevin D. Dickey</u>	Print Name: <u>Clint V. Kuhl</u>
Address: <u>13217 W. Sunnyvale Dr.</u>	Address: <u>P.O. Box 487</u>
City: <u>Nine Mile Falls</u>	City: <u>Forsyth</u>
State: <u>WA</u> Zip: <u>95376</u>	State: <u>MO</u> Zip: <u>65653</u>

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: SUNDAY VACATIONS Escrow # \_\_\_\_\_  
 Address: 14188 BUSINESS 13  
 City: BRANSON MISSOURI State: MO Zip: 65731

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)