DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$16.00 \$17.95 Pgs=3 2017-902468

08/09/2017 08:38 AM

SUMDAY VACATIONS

KAREN ELLISON, RECORDER

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: Sumday 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 24th 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, devises, 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.

This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth there in accordance with the terms thereof.

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 Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons.

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.
Witness Signature Witness Signature
NORA DIGUESO Janice A. Katula
Witness Printed Name WitnessPrinted Name
Kunaak
Kevin D. Dickey
STATE OF Washington)
COUNTY OF Spokane)SS.
On this 29 day of Februan, 2017, before me (insert NAME and TITLE of
OFFICER) Sawain Falley Wotan Oublic Notary Public, personally appeared
(insert name of signatory(ies)) Kevin D. Dickey, 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.
Leastificial des DENIALTY OF DED HIDY and on the leave of the Otate of the Market Andrew
I certify under PENALTY OF PERJURY under the laws of the State of that the
foregoing paragraph is true and correct.
WITNESS my hand and official seal.
WITNESS my hand and official seal.
ON PUBLIC I
Signature Signature

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 1/51st interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/8th 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)	\ \
2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
	am Res. Notes:
c) Condo/Twnhse d) 2-4 Plexe) Apt. Bldg. f) Commlu	
g) Agricultural h) Mobile l	
Other TIMESHARE	
3. Total Value/Sales Price of Property:	\$ 500.00
Deed in Lieu of Foreclosure Only (value of prope	
Transfer Tax Value:	\$ 500.00
Real Property Transfer Tax Due:	\$ 1.95
4. If Exemption Claimed:	
a. Transfer Tax Exemption, per NRS 375.090, Se	ction:
b. Explain Reason for Exemption:	
5. Partial Interest: Percentage being transferre	d: %
The undersigned declares and acknowledges, under per and NRS 375.110, that the information provided is corrected belief, and can be supported by documentation if called provided herein. Furthermore, the disallowance of any coff additional tax due, may result in a penalty of 10% of the support of the content of the conte	ct to the best of their information and upon to substantiate the information laimed exemption, or other determination
Pursuant to NRS 375.030, the Buyer and Seller sl	all be jointly and soverelly liable for any
additional amount owed.	ian be jointly and severally hable for any
Signature Allia McCune	Connected Advanta
Signature (): 10: 200 Caran	Capacity Markti
Signature Culting 11 Klum	Capacity_ACTENT
SELLED (CRANTOR) INCORMATION DI	IVED (ODANIES) INCOME
SELLER (GRANTOR) INFORMATION BL	IYER (GRANTEE) INFORMATION
Dainet Manager 16 1 m mil	(REQUIRED) rint Name: Clint V. Kuhl
	Idress: P.O. Box 487
	ty: Forsyth
	ate: MO Zip: 65653
COMPANY/PERSON REQUESTING RECO	RDING
(REQUIRED IF NOT THE SELLER OR BUYER)	
Print Name: SUMDAY VIVITIONS	Escrow#
Address: 14-188 BUSINESS 13	
City: DRANGON WEST State:	MO Zip: 65737

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)