

DOUGLAS COUNTY, NV

2017-902522

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

08/10/2017 12:59 PM

SUMDAY VACATIONS

KAREN ELLISON, RECORDER

Parcel # 1319-30-720-001
Ridge Tahoe
Contract # 4226550A
Actual/True Consideration \$500.00

Deed Prepared By:
Jesus M. Chavez
6509 Keltonview Dr.
Pico Rivera, CA 90660

Return recorded deed to:
Sunday Vacations
14788 Business 13
Branson West, MO 65737

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 30th day of December, 2016 by and between, Jesus M. Chavez and Ernestina Chavez, Husband and Wife as Joint Tenants with Right of Survivorship, whose address is 6509 Keltonview Dr., Pico Rivera, CA 90660, Grantor(s) to Paul Diaz and Valerie Clarke, Husband and Wife, Joint Tenants with Right of Survivorship, as Grantee(s) whose address is 2080 Thunderbird Trail, Maitland, Florida 32751.

WITNESSETH

That the Grantor, in consideration of One Hundred Dollars (\$100.00) 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 property:

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

The following described real property in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO
AND
INCORPORATED HEREIN BY THIS REFERENCE

This being the same property as conveyed to Grantor in Book 0698 Page 1167 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 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.

[Signature]
Witness Signature:

N. Laura Varquez
Witness Printed Name

[Signature]
Witness Signature:

N. Laura Varquez.
Witness Printed Name

[Signature]
Jesus M. Chavez

[Signature]
Ernestina Chavez

STATE OF CALIFORNIA)
)SS.
COUNTY OF LOS ANGELES)

On this 30th day of DECEMBER, 2016, before me (insert NAME and TITLE of OFFICER) LUIS E FERNANDEZ, Notary Public, personally appeared (insert name of signatory(ies)) Jesus M. Chavez and Ernestina Chavez, 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 TRUSTEE(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. (SEAL)

[Signature]
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" (42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided **1/48ths** interest in and to Lot **42** as shown on Tahoe Village Unit No. **3-14th** amended map, recorded **April 1, 1994**, as Document No. **333985**, Official Records of Douglas County, State of Nevada, excepting therefrom Units **255** through **302** (inclusive) as shown on said map; and (B) Unit No. **265** as shown and defined on said map; together 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 **Seven** recorded **April 26, 1995**, as Document No. **360927**, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No: 361461, and as further amended by the Second Amendment to Declaration of Annexation of the Ridge Tahoe Phase Seven recorded October 17, 1995 as Document No: 372905, as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No: 363815, and subject to said Declarations, with the exclusive right to use said interest in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13 - foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No: 269053 of the Douglas County Recorder's Office.

Thence S. 52°20'29" E., 24.92 feet to a point on the Northerly Line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W., along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING

A Portion of APN: 42-010-40

END OF EXHIBIT A

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-30-720-001
 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. 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 *[Signature]* Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Jesus M Chavez & Ernestina Chavez
 Address: 6509 Keltonview Dr.
 City: Pico Rivera
 State: CA Zip: 90660

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Paul Diaz and Valerie Clarke
 Address: 2080 Thunderbird Trail
 City: Maitland
 State: FL Zip: 32751

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Sumday Vacations Escrow #: SV67429-52069
 Address: 14788 Business 13
 City: Branson West State: MO Zip: 65737

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED