

DOUGLAS COUNTY, NV Rec:\$17.00

ALLEN, ALLEN & CAROSELLI

2017-902910 08/18/2017 04:00 PM

Total:\$17.00

Pgs=5

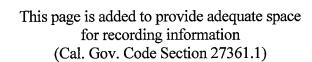
KAREN ELLISON, RECORDER

E05

Recording Requested By and When Recorded Mail To:

Robert H. Allen ALLEN, ALLEN & CAROSELLI, LTD Attorneys at Law 240 Westgate Drive Ste 241 Watsonville CA 95076

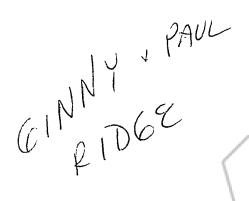
GRANT, BARGAIN, AND SALE DEED



RECORDING REQUESTED BY AND AFTER RECORDING MAIL TO:

PAUL W. BACHAN, JR. and VIRGINIA M. TAYLOR 185 College Road Watsonville, CA 95076

File No. 01-073sg



Space above this line for recorder's use

APN: 1319-30-720-001 PTN

GRANT, BARGAIN AND SALE DEED

Exempt from Transfer Tax, Parent-Child Trans, (NRS 375.090(5) FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, KAREN M. BACHAN does hereby GRANT, BARGAIN and SELL to PAUL W. BACHAN, JR., a married man, as his sole and separate property, and VIRGINIA M. TAYLOR, a married woman, as her sole and separate property, an undivided one-quarter (1/4) interest in the real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED: February //, 2002.

AREN M. BACHAN

STATE OF CALIFORNIA

) ss.

County of Santa Cruz

On February //, 2002, before me T.H. SKILLICORN, a Notary Public, personally appeared KAREN M. BACHAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

T.H. SKILLICORN Comm. 1270299 NOTARY PUBLIC-CALIFORNIA SANTA CRUZ COUNTY COMMISSION EXPIRES AUG 6 2004

EXHIBIT A

PARCEL ONE:

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

- (A) An undivided 1/20th interest, as tenants-in-common, in and to Lot 33, of Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom units 121 to 140 as shown and defined on the certain condominium plan recorded August 20, 1982, as Document No. 70305 of Official Records.
- (B) Unit No. 121, as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, of Official Records of said County and State for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions, recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the Modification thereof, recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

PARCEL FOUR:

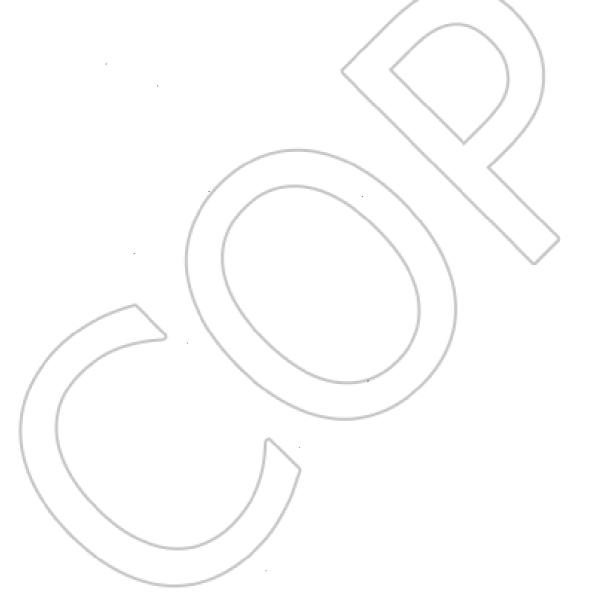
- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.M.
- (B) An easement for ingress, egress and public utility purposes 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate

of Amendment recorded November 23, 1981, as Document No. 62661 Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The Exclusive right to use said UNIT and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above during ONE "use week" within the Summer "use season", as quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records.

The above-described exclusive and non-exclusive rights may be applied to any available unit in the project, during said alternate use week within said season.



STATE OF NEVADA		
DECLARATION OF VALUE		^
 Assessor Parcel Number(s) a) 1319-30-720-001 PTN 		/\
1		\ \
c)		\ \
d)		\ \
/		\ \
2. Type of Property:		\ \
a) Vacant Land b) Single Fam. Ro	es.	_
c) Condo/Twnhse d) 2-4 Plex		RDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOK	PAGE
	DATE OF REC	
	NOTES:	
i) ✓ Other <u>Time Share</u>		
2 T-4-1 V-1/9-1 Dui FD	\$\$0.00	
 Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property 		
Transfer Tax Value:	\$	- }
Real Property Transfer Tax Due:	\$	
		7 /
4. If Exemption Claimed:		/ /
a. Transfer Tax Exemption per NRS 375.090,	Section #5	
b. Explain Reason for Exemption: Parent Ch	nild Fransfer	_/
		
5. Partial Interest: Percentage being transferred:	50 00 %	
5. I aitiai interest. I ereentage being transferred.	<u>50.00</u> //	
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 substa		
parties agree that disallowance of any claimed exem		
result in a penalty of 10% of the tax due plus interes	st at 1% per month.	
Pursuant to NRS 3/5.030, the Buyer and Seller shall be jo	intly and severally li	able for any additional amount owed.
Signature Signature	Capacity	Attorney
Signature		<u> </u>
Signature / W	Capacity	Attorney
0		
SELLER (GRANTOR) INFORMATION		GRANTEE) INFORMATION
(REQUIRED)	(R	EQUIRED)
D 4 N Koron Boshon, C/O Boul Boshon	Duint Names Paul P	achan, and Virginia Taylor
Print Name: Karen Bachen, C/O Paul Bachan	Address: 185 Colle	
Address: 185 College Road City: Watsonville,	City: Watsonvil	
State: CA Zip: 95076	State: CA	Zip: 95076
State. Six Zip. door o	State. Or.	2.10.000.0
COMPANY/PERSON REQUESTING RECORDING		
(required if not the seller or buyer)		
Print Name: Robert H. Allen, Allen, Allen & Caroselli, Ltd.	Escrow #	
Address: 240 Westgate Drive, Ste 241 City: Watsonville State: C	-Δ	Zip: 95076
=		ED/MICROFILMED)
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)		