

DOUGLAS COUNTY, NV

2017-903196

RPTT:\$1.95 Rec:\$17.00

\$18.95 Pgs=4

08/28/2017 08:26 AM

DUNCAN REALTY & ESCROW

KAREN ELLISON, RECORDER

APN:

1319-30-712-001

Document Prepared By:  
When Recorded return to:  
Quintessa Copeland  
9085 Fairforest Rd., Apt. C8  
Spartanburg, SC 29301

Mail tax statements to:  
The Ridge Tahoe  
400 Ridge Club Drive  
P.O. Box 5790  
Lake Tahoe NV, 89449

Inventory ID No.: 16-024010-81

## GRANT, BARGAIN AND SALE DEED

**THIS DEED:** Made and entered into this 25 day of July 2017, by and between **Edgar A. Gonzalez, a Single Man**, whose address is 1 University Street, San Francisco, CA 94134, **GRANTOR** herein, and **Quintessa Copeland, a Single Woman**, of the State of South Carolina, **GRANTEE**, herein:

**Grantee's mailing address:** 9085 Fairforest Rd., Apt. C8, Spartanburg, SC 29301

**WITNESSETH**, that the said Grantor, for and in good and valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto the said Grantee the following described Real Property lying, being and situate in the unincorporated area, County of Douglas, State of Nevada:

See property described in Exhibit "A" attached hereto and by this reference made a part hereof.

**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, right of way, agreements, and the Declaration of Timeshare Covenants, Conditions, and Restrictions of the Ridge Pointe dated October 8, 1997 and recorded November 5, 1997, as Document No. 0425591, Book 1197, Page

0678, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

**TO HAVE AND TO HOLD THE PREMISES AFORESAID,** together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

COPY

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

Jac  
Witness: Jacqueline Amador Chavarria

Edgar Gonzalez  
Edgar A. Gonzalez

Lacree Williams  
Witness: LACREE WILLIAMS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Francisco ) ss.

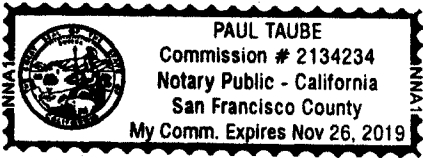
On July 25, 2012, before me, Paul Taube Notary Public, A Notary Public, personally appeared Edgar A. Gonzalez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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.

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.

Signature [Signature]

My Commission Expires: Nov 26 2019

Seal: 

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR**  
**RIDGE POINTE**

The land referred to herein is situated in the:

**State of Nevada**

**County of Douglas**

and is described as follows:

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 1/2652<sup>nd</sup> interest in and to Lot 160** as designated on TAHOE VILLAGE UNIT No. 1 - 14<sup>th</sup> 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. 0463765; 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. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in **Lot 160** only, for **One Use Period every other year in EVEN –Numbered years** in accordance with said Declaration.

A Portion of APN: 1319-30-712-001

**Inventory ID No.: 16-024-10-81**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-30-712-001  
 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 RECORDERS 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 %

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: Grantor

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Edgar A. Gonzalez  
 Address: 1 University Street  
 City: San Francisco  
 State: CA      Zip: 94134

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Quintessa Copeland  
 Address: 9085 Fairforest Rd. Apt C8  
 City: Spartanburg  
 State: SC      Zip: 29301

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

Print Name: Duncan Realty & Escrow      Escrow # \_\_\_\_\_  
 Address: 529 Samuel St.  
 City: Davenport      State: FL      Zip: 33897