

DOUGLAS COUNTY, NV

2017-907942

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

12/12/2017 01:01 PM

STANDARD TIMESHARE TRANSFERS

KAREN ELLISON, RECORDER

APN: 1319-30-645-003
Ridge Tahoe
Actual/True Consideration \$500.00

Deed Prepared By:
George Melvin Busby
8225 East Ave. T8
Littlerock, CA 93543

Return Recorded to Deed to:
Standard Timeshare Transfers
741 N. 20th Street
Ozark, MO 65721

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 30th day of June, 2017 by and between George Melvin Busby and Tammy Lynn Busby, husband and wife, as joint tenants with right of survivorship, whose address is 8225 East Ave. T8, Littlerock, CA 93543 Grantor(s) to BMA Services, LLC, A Washington Limited Liability Company, as Grantee(s) whose address is 1416 N.W. 46th St. #105-108, Seattle, WA 98107.

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, the following described property:

All that certain property located and situate in Douglas County, State of Nevada, more particularly described on Exhibit "A", 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 of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, 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 all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

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.

Robert Call
Witness Signature

Andrew Gray
Witness Signature

Randolph McCall
Witness Printed Name

Andrew Gray
Witness Printed Name

George Melvin Busby
George Melvin Busby

Tammy Lynn Busby
Tammy Lynn Busby

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)SS.

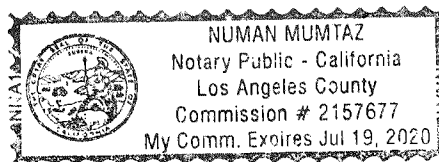
On this 30 day of JUNE, 20 17, before me (insert NAME and TITLE of OFFICER) NUMAN MUMTAZ, Notary Public, personally appeared (insert name of signatory(ies)) George Melvin Busby and Tammy Lynn Busby, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed 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)

NUMAN MUMTAZ
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 1/48th 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. **287** 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. 361441, and as further amended by the Second Amendment of Declaration of Annexation of The Ridge Tahoe, Phase Seven recorded on October 17, 1995 as Document No. 372905, and 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

EXHIBIT "B" (33)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows:

- A. An undivided 1/20th interest in and to Lot 33 as shown on Tahoe Village Unit No. 3 – 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada; excepting therefrom Units 121 to 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and
- B. Unit No. **124** as shown and defined on said Condominium Plan, together with those easements appurtenant thereto and such easements 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 III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, and as described in the Recitation of Easement Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lots 31, 32 or 33 only for one week every other year in **ODD** numbered years in the **SWING** "Season" as defined in and in accordance with said Declarations.

A portion of APN: 42-150-14

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-30-645-003
- 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 <i>Timeshare</i> | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

	<u>\$ 500.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0.00</u>
Transfer Tax Value:	<u>\$ 500.00</u>
Real Property Transfer Tax Due:	<u>\$ 1.95</u>

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 *Nicholas P. Dukeman* Capacity AGENT
 Signature *Nicholas P. Dukeman* Capacity AGENT

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: George M. and Tammy L. Busby
 Address: 8225 East Avenue T8
 City: Littlerock, CA 93543
 State: CA Zip: 93543

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: BMA Services, LLC
 Address: 1416 NW 46th Street, 105-108
 City: Seattle
 State: WA Zip: 98107

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Standard Timeshare Transfers Escrow # _____
 Address: 741 N. 20th Street
 City: Ozark State: MO Zip: 65721

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)