

DOUGLAS COUNTY, NV

2018-909855

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

01/31/2018 08:38 AM

SUMDAY VACATIONS

KAREN ELLISON, RECORDER

APN:1318-26-101-006
Kingsbury Crossing
Actual/True Consideration \$500.00

Mail Tax Statements To:

Frank Cobian
9650 Comanche Moon
Reno, NV 89521

Prepared By:

Frank Cobian
9650 Comanche Moon
Reno, NV 89521

Return Recorded Deed to:

Sumday Vacations
14788 MO-BUS 13
Branson West, MO 65737

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 4th day of December, 2017 by and between **Frank Cobian and Marcia Cobian**, Husband and Wife as joint tenants, whose address is **9650 Comanche Moon, Reno, NV 89521**, Grantor(s) to Clint Kuhl, 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, devisees, successors and assigns, the following described property:

An undivided (**ONE THREE THOUSAND TWO HUNDRED AND THIRTEENTH 1/3213**) interest as a tenant in common in the following described real property (The Real Property):

A portion of the North One-Half of the Northwest One-Quarter of Section 26, Township 13 North, Range 18 East, MDB&M, described as follows:

Parcel 3, as shown on that amended parcel map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records, at Page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278, of Official Records, at Page 591, Douglas County, Nevada, as Document No. 17578.

Excepting from the property and reserving to Grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6, and 2.7 of the Declaration of Timeshare use and amendments thereto together with the right to grant said easements to others.

Also accepting there from the real property and reserving to grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of said Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283 at Page 1341, as Document No. 76233 of Official Records of the County of Douglas, State of Nevada, and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at Page 1021, Official Records of Douglas County, Nevada as Document No. 78917, second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at page 1688, Douglas County, Nevada as Document No. 84425, Third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at page 2572, Document No. 89535 and fourth amendment to declaration of Timeshare Use recorded August 31, 1987 in Book 887 at page 3987, Official Records of Douglas County, Nevada, Document No. 161309 ("Declaration"), during a "Use Period", with the **High** Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

Subject to all covenants, conditions, restrictions, limitations, easements, right-of-way of record. A portion of APN 07-130-19

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.

KAB
Witness Signature:

Karen A. Johns
Witness Print Name:

Stella Haines
Witness Signature:

Stella Harwess
Witness Print Name:

Frank Cobian
Frank Cobian

Marcia Cobian
Marcia Cobian

STATE OF Missouri)
COUNTY OF Christian) SS.

On this 31st day of January 2018, before me personally appeared Frank Cobian and Marcia Cobian, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they/he executed the same as his/their free act and deed.

(SEAL)



Logan Falk
Notary Public

Note to Notary: Please keep seal out of the ¼ 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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-26-101-006
 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: _____ %

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 [Signature] Capacity: AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Frank and Marcia Cobian
 Address: 9650 Comanche Moon
 City: Reno
 State: NV Zip: 89521

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Clint Kuhl
 Address: PO BOX 487
 City: Forsyth
 State: MO Zip: 65653

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

Print Name: Sunday Vacations/ Joe Price
 Address: 14788 MO-BUS 13
 City: Branson West

Escrow # _____
 State: MO Zip: 65737

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED