

DOUGLAS COUNTY, NV
RPTT:\$7.80 Rec:\$35.00
\$42.80 Pgs=4
FIRST AMERICAN - NVOD LAS VEGAS
KAREN ELLISON, RECORDER

2018-909969

02/02/2018 08:53 AM

A.P.N.: 42-010-40
File No: 1180-3905290 (DH)
R.P.T.T.: \$7.80 C

When Recorded Mail To: Mail Tax Statements To:
Consuelo Castro
4551 Renaissance Drive #522
San Jose, CA 95134

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kimberly Heeszal, an unmarried woman, who acquired title as Kimberly Morris, an unmarried woman

do(es) hereby *GRANT, BARGAIN and SELL* to

Consuelo Castro, a married woman as her sole and separate property

the real property situate in the County of DOUGLAS, State of Nevada, described as follows:

AN UNDIVIDED 1/102nd INTEREST AS TENANTS IN COMMON IN AND TO THAT CERTAIN REAL PROPERTY AND IMPROVEMENT AS FOLLOWS:

(A) AN UNDIVIDED 1/48ths INTEREST IN AND TO LOT 42 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 001 THROUGH 038 (INCLUSIVE) AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN RECORDED JUNE 22, 1987, AS DOCUMENT NO. 156903;

(B) UNIT NO. 296 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 RECORDED OCTOBER 15, 1990, JUNE 22, 1987, AND NOVEMBER 10, 1987 AS DOCUMENT NOS. 236691, 156904 AND 166130, AND AS DESCRIBED IN THE RECITATION OF EASEMENTS 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 THE SAME UNIT TYPE, IN LOT 42 ONLY, FOR one WEEK every other YEAR IN EVEN - numbered YEARS IN THE N/A "SEASON" AS DEFINED IN AND IN ACCORDANCE WITH SAID DECLARATIONS.

A PORTION OF APN: 42-010-40

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Date: 01/18/2018

COOPER

Kimberly Heeszal
Kimberly Heeszal

STATE OF California)
COUNTY OF Alameda) : ss.

This instrument was acknowledged before me on 23 JAN 2018 by
Kimberly Heeszal.

Susa Steiner, Notary Public
Notary Public

(My commission expires: Feb 20, 2018)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
January 18, 2018 under Escrow No. **1180-3905290**.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

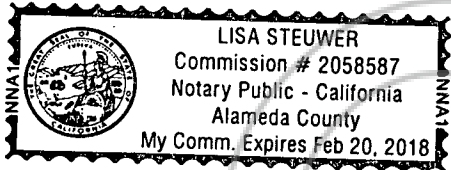
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)
On 23 JAN 2018 before me, Lisa Steuwer, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Kimberly Heeszel
Name(s) of Signer(s)

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 Lisa Steuwer, Notary Public
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: purchase grant deed
Document Date: 23 JAN 2018 Number of Pages: 15
Signer(s) Other Than Named Above: No other signers

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 42-010-40 _____
- 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
- i) Other TIMESHARE

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$2,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$2,000.00
- d) Real Property Transfer Tax Due \$7.80

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Consuelo Castro

Capacity: _____
Capacity: buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kimberly Heeszal
Address: 1498 Four Oaks Circle
City: San Jose
State: CA Zip: 95131

Print Name: Consuelo Castro
Address: 4551 Renaissance Drive #522
City: San Jose
State: CA Zip: 95134

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

First American Title Insurance
Print Name: Company
Address: 400 South Rampart Blvd., Suite 290
City: Las Vegas

File Number: 1180-3905290 DH/DH
State: NV Zip: 89145

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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Signature: Kimberly Heeszal Capacity: SELLER
Signature: _____ Capacity: _____

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(REQUIRED)**

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(REQUIRED)**

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