

DOUGLAS COUNTY, NV

2018-913172

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

04/19/2018 12:56 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

E05

<b>A.P.N. #</b>	A ptn of 1319-30-519-008
<b>R.P.T.T.</b>	\$ -0- (#5)
<b>Escrow No.</b>	20180111- TS/AH
<b>Recording Requested By:</b>	
Stewart Vacation Ownership	
<b>Mail Tax Statements To:</b>	
Ridge View P.O.A. P.O. Box 5790 Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
Deborah A. Winckler 3904 Rosemary Circle Sacramento, CA 95821-3226	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JOHN E. MCEWEN** and **ERNA R. MCEWEN**, Trustees of the **MCEWEN FAMILY TRUST**, created November 19, 2001 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **DEBORAH A. WINCKLER**, a married woman as her sole and separate property and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

The Ridge View, One Bedroom, Winter Season, Account #50-008-41-01, Stateline, NV 89449. See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: Mar 19 2018

MCEWEN FAMILY TRUST,  
created November 19, 2001

*John E. McEwen*  
John E. McEwen, Trustee

*Erna R. McEwen*  
Erna R. McEwen, Trustee

This document is recorded as an **ACCOMMODATION ONLY** and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

## ACKNOWLEDGMENT

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 Sacramento

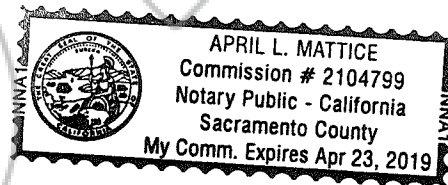
On 3-19-2018 before me, April L. Mattice, Notary Public  
(insert name and title of the officer)

personally appeared JOHN E. MCEWEN and ERNA R. MCEWEN  
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 April L. Mattice (Seal)



**EXHIBIT "A"**

**(50)**

**A timeshare estate comprised of:**

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

**(A) An undivided 1/24<sup>th</sup> interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.**

**(B) Unit No. 008 as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.**

**Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.**

**Parcel 3: the exclusive right to use said condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above during one "use week" within the "Winter" use season" as said quoted terms are defined in the Declaration of Covenants, Conditions and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season".**

**A Portion of APN: 1319-30-519-008**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-519-008
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other Timeshare

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \_\_\_\_\_ \$0.00  
 Real Property Transfer Tax Due: \_\_\_\_\_ \$0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: #5  
 Transfer property to daughter for no consideration
- 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 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:  Capacity: Grantor  
John E. McEwen, Trustee

Signature: \_\_\_\_\_ Capacity: Grantee  
Deborah A. Winckler

**SELLER (GRANTOR) INFORMATION**

Print Name: John E. McEwen, Trustee  
 Address: 15118 De La Cruz Dr.  
 City/State/Zip Rancho Murieta, CA 95683

**BUYER (GRANTEE) INFORMATION**

Print Name: Deborah A. Winckler  
 Address: 3904 Rosemary Dr.  
 City/State/Zip Sacramento, CA 95821-3226

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)

Company Name: Stewart Vacation Ownership Escrow No 20180111- TS/AH  
 Address: 3476 Executive Pointe Way #16  
 City Carson City State: NV Zip 89706