

DOUGLAS COUNTY, NV

2018-914172

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

05/14/2018 12:06 PM

SUMDAY VACATIONS

KAREN ELLISON, RECORDER

APN 42-300-019
The Ridge View / Ridge Tahoe
True/Actual Consideration \$500.00

Return recorded deed to:
Sumday Vacations
14788 Business 13
Branson West, MO 65737

Deed Prepared By:
Jeffrey Applebaum
6335 Playa Del Rey
Rancho Murieta, CA 95683

Mail Tax Statements to:
400 Ridge Club Dr.
Stateline, NV 89449

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 5th day of October, 2017 by and between, Jeffrey Applebaum, a Married Man, whose address is 6335 Playa Del Rey, Rancho Murieta, CA 95683, Grantor(s) to Piero Ossani, A Single Man, as Grantee(s) whose address is 2080 S. Holly St. #22655, Denver, CO 80222.

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 real property in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO
AND
INCORPORATED HEREIN BY THIS REFERENCE

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. 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.

Bl D
Witness Signature:

Mahmuda Chaudhry
Witness Signature:

BRAD DEAN
Witness Printed Name

MAHMUDA CHAUDHRY
Witness Printed Name

Jeffrey Applebaum
Jeffrey Applebaum

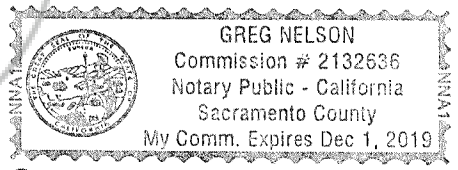
Ivonne N Applebaum
Ivonne N. Applebaum

STATE OF California)
COUNTY OF Sacramento)SS.

On this 5th day of October, 2017, before me (insert NAME and TITLE of OFFICER) Greg Nelson, Notary Public, personally appeared (insert name of signatory(ies)) Jeffrey Applebaum and Ivonne N. Applebaum, 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 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 CA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (SEAL)



Greg Nelson
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"

A Time Share interest comprised of the following:

PARCEL 1:

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

- (a) An undivided 1/24th 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 Ridge View / Ridge Tahoe Unit No. 1, recorded on April 24, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Records 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. 019 as shown and defined on said 7th 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 as set forth on said 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 further set forth upon Record of Survey of boundary line adjustment map recorded March 4, 1985, in Book 385, at Page 160, of Official Records of Douglas County, Nevada as Document No. 114254.

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 Conditions, Covenants, 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.

END OF EXHIBIT A

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 42-300-019
- 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 <u>Timeshare</u> | | |

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: 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 <u>[Signature]</u>	Capacity <u>AGENT</u>
Signature <u>[Signature]</u>	Capacity <u>AGENT</u>

<u>SELLER (GRANTOR) INFORMATION</u>	<u>BUYER (GRANTEE) INFORMATION</u>
(REQUIRED)	(REQUIRED)
Print Name: <u>Jeffrey Applebaum</u>	Print Name: <u>Piero Ossani</u>
Address: <u>6335 Playa Del Rey</u>	Address: <u>2080 S. Holly St. #22655</u>
City: <u>Rancho Murieta</u>	City: <u>Denver</u>
State: <u>CA</u> Zip: <u>95683</u>	State: <u>CO</u> Zip: <u>80222</u>

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Sumday Vacations Escrow # _____
 Address: 14788 Business 13
 City: Branson West State: MO Zip: 65737