

DOUGLAS COUNTY, NV

2018-915616

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

06/18/2018 09:27 AM

STANDARD TIMESHARE TRANSFERS

KAREN ELLISON, RECORDER

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

Deed Prepared By:
Michael J. Matury
1308 Beargrass Dr.
Great Falls, MT 59404

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

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 12th day of October, 2017 by and between Michael J. Matury, a Single man, whose address is 1308 Beargrass Dr., Great Falls, MT 59404 Grantor(s) to Heather Castro, a Married Woman, as Sole and Separate Property, as Grantee(s) whose address is 712 Harding Place, Wheatland, CA 95692.

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.

Ciana Wender
Witness Signature

Mikaela Capps
Witness Signature

Ciana Bander
Witness Printed Name

Mikaela Capps
Witness Printed Name

Michael J. Matury
Michael J. Matury

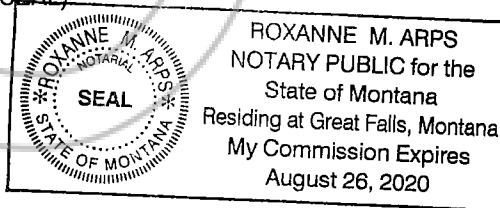
STATE OF Montana)
COUNTY OF Cascade)SS.

On this 12th day of October, 2017, before me (insert NAME and TITLE of OFFICER) Roxanne Arps, Notary Public, personally appeared (insert name of signatory(ies)) Michael J. Matury, 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 Montana that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)



Roxanne M Arps
Signature

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.



EXHIBIT "A" (28)

An undivided 1/51st interest as tenants in common, in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to **Lot 28** as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 260897, rerecorded as Document No. 269053, Official records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) **Unit No. 08** as shown and defined on said map 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 Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of the Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described on 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 Lot 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 42-254-08



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-30-645-003
 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 RECORDER'S 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: 100.00 %

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 *Ashley Miner* Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Michael J. Maturity
 Address: 1308 Beargrass Dr.
 City: Great Falls
 State: MT Zip: 59404

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Heather Castro
 Address: 712 Harding Place
 City: Wheatland
 State: CA Zip: 95692

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

Print Name: Standard Timeshare Transfers Escrow #: STT72211-58516
 Address: 741 N. 20th Street
 City: Ozark State: MO Zip: 65721

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED