

DOUGLAS COUNTY, NV

2018-915989

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

06/25/2018 08:14 AM

SUMDAY VACATIONS

KAREN ELLISON, RECORDER

Portion of APN 42-230-22
Ridge Sierra

Actual/True Consideration \$500.00

Prepared By:
Nicolasa L. Ramirez
2209 S. Satta
Santa Ana, CA 92704

When Recorded Return To:
Sumday Vacations
14788 Business 13
Branson West, MO 65737

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 18th day of April, 2017 by and between **Nicolasa L. Ramirez, an unmarried woman**, whose address is 2209 S. Satta, Santa Ana, CA 92704, Grantor(s) to Judene Marie Gautier, a Single Woman, as Grantee(s) whose address is 74 Setting Sun Dr., Cape Fair, MO 65624.

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, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is 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, rights of way, agreements and the First Amended and Restrictions Declaration of Time Share Covenants, Conditions and Restrictions Recorded May 14, 1986, at Book 586, Page 1232, as under Document No. 134786, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

This being the same property as conveyed to Grantor in Book **689** at Page **3239-3240** and recorded on **June 22, 1989** in the Official Records of Douglas County, Nevada.

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 Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons.

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.

Kathlyn Spear
Witness Signature

Kim Riley
Witness Signature

Kathlyn Spears
Witness Printed Name

Kevin Riley
Witness Printed Name

Nicolasa L. Ramirez
Nicolasa L. Ramirez

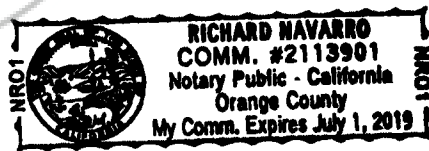
STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

On this 18th day of APRIL, 2017, before me (insert NAME and TITLE OF OFFICER) RICHARD NAVARRO, NOTARY PUBLIC, Notary Public, personally appeared (insert name of signatory(ies)) Nicolasa L. Ramirez, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (SEAL)

Richard Navarro
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"
Legal Description

All that certain lot, piece or parcel of land situate in the County Douglas, State of Nevada, described as follows:

A timeshare estate comprised of:

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

- (A) An undivided 1/8th interest as tenants in common, in and to the Common Area of **Lot 4** of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada,
- (B) Unit No. **B2** as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2: A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a 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 **SWING** "use season" as that term is defined in the Second Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for the Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above referenced "use season" as more fully set forth in the CC&R's.

A Portion of APN: 42-230-22

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 42-230-22
- 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 | | |

Timeshare

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

	\$ 500.00
Deed in Lieu of Foreclosure Only (value of property)	\$ 0.00
Transfer Tax Value:	\$ 500.00
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 %

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: *Amy Armstrong* Capacity: AGENT

Signature: *Amy Armstrong* Capacity: AGENT

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Nicolasa L. Ramirez</u>	Print Name: <u>Judene Marie Gautier</u>
Address: <u>2209 S. Satta</u>	Address: <u>74 Setting Sun Dr.</u>
City: <u>Santa Ana</u>	City: <u>Cape Fair</u>
State: <u>CA</u> Zip: <u>92704</u>	State: <u>MO</u> Zip: <u>65624</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