

DOUGLAS COUNTY, NV

2018-916392

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

07/03/2018 12:40 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-712-001
R.P.T.T.	\$ 1.95
Escrow No.	20180324- TS/AH
Recording Requested By:	
Stewart Vacation Ownership	
Mail Tax Statements To:	
Ridge Pointe P.O.A. P.O. Box 5790 Stateline, NV 89449	
When Recorded Mail To:	
Peter Burns and Dallas Burns Nathaniel Jensen and Erin Jensen P.O. Box 1924 Zephyr Cove, NV 89448	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **BRIAN H. APPLETON** and **LAURA SCOTT CLOW**, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **PETER BURNS** and **DALLAS BURNS**, husband and wife as joint tenants as to an undivided 1/2 interest and **NATHANIEL JENSEN** and **ERIN JENSEN**, husband and wife as joint tenants as to an undivided 1/2 interest 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 Pointe, Two Bedroom, Even Year Use, Account #16-022-03-81, 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: 6/26/18



 Brian H. Appleton



 Laura Scott Clow

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 Santa Clara

On June 26, 2018 before me, Shella Marie Gutjahr, a Notary Public
(insert name and title of the officer)

personally appeared BRIAN H. APPLETON and LAURA SCOTT CLOW,
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  (Seal)

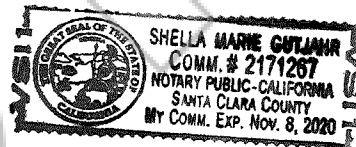


EXHIBIT "A"

(160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in Even -numbered years in accordance with said Declaration.

A Portion of APN: 1319-30-712-001

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-712-001
- 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

_____ \$500.00
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 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: Brian H. Appleton Capacity: **Grantor**
 Brian H. Appleton

Signature: _____ Capacity: **Grantee**
 Peter Burns

SELLER (GRANTOR) INFORMATION

Print Name: Brian H. Appleton
 Address: 6273 Hopi Cr.
 City/State/Zip San Jose, CA 95123

BUYER (GRANTEE) INFORMATION

Print Name: Peter Burns
 Address: P.O. Box 1924
 City/State/Zip Zephyr Cove, NV 89448

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

Company Name: Stewart Vacation Ownership Escrow No 20180324- TS/AH
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706