

DOUGLAS COUNTY, NV

2018-917570

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

08/02/2018 10:11 AM

GREATWAY SERVICES

KAREN ELLISON, RECORDER

PTN: 42-254-37
Ridge Tahoe
Actual/True Consideration \$500.00

Deed Prepared By:
Stephen E. Gwinn
3312 79th St
Lubbock, TX 79423

Return Recorded to Deed to:
Greatway Services
1868 N. Deffer Dr. Ste. 5
Nixa, MO 65714

GRANT, BARGAIN, AND SALE DEED

THIS DEED, made this 11th day of April, 2018 by and between Stephen E. Gwinn and Carol B. Gwinn, husband and wife as joint tenants with right of survivorship, whose address is 3312 79th St, Lubbock, TX 79423 Grantor(s) to Douglas Kidston Bourne, Jr., a single man, as Grantee(s) whose address is P.O. Box 11751 Zephyr Cove, NV 89448.

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.

This being the same property as conveyed to Grantor by deed recorded on February 15, 1994 in Book 0294, Page 2628, Official Records of Douglas County, Nevada.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

Genesis Mora
Witness Signature

[Signature]
Witness Signature

GENESIS MORA
Witness Printed Name

Andrey Perez
Witness Printed Name

Stephen E. Gwinn
Stephen E. Gwinn

Carol B. Gwinn
Carol B. Gwinn

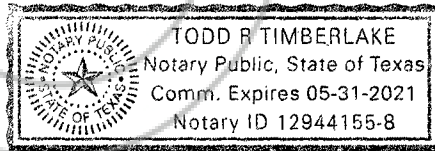
STATE OF Texas)
COUNTY OF Subrock)SS.

On this 11th day of April, 20 18, before me (insert NAME and TITLE of OFFICER) TODD R. TIMBERLAKE, Notary Public, personally appeared (insert name of signatory(ies)) Stephen E. Gwinn and Carol B. Gwinn, 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 TRUSTEE(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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)



Todd R. Timberlake
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" (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. **268097**, 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. **37** 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 on **February 25, 1992** as Document No. **271727**, and as described in 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.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 42-254-37
- 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 <i>Time Share</i> | | |

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: _____ %

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 *Stella Haines* Capacity Agent
 Signature *Stella Haines* Capacity Agent

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Stephen E Gwinn
 Address: 13312 79th Street
 City: Lubbock
 State: TX Zip: 79423

(REQUIRED)
 Print Name: Douglas Kidston Bourne Jr.
 Address: P.O. Box 11751
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Greatway Services Escrow # _____
 Address: 1868 N. Deffer Dr. Ste. 5
 City: Nixa State: MO Zip: 65714

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)