

DOUGLAS COUNTY, NV

2018-918221

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

08/17/2018 02:30 PM

GREATWAY SERVICES

KAREN ELLISON, RECORDER

APN: 1319-30-618-003
Tahoe Summit Village
Actual/True Consideration \$500.00

Deed Prepared By:
Laura Reyes
2735 Mary Lane
Escondido, CA 92025

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

Mail Tax Statements to:
Tahoe Summit Village
P.O. Box 4917
Stateline, NV 89449

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 4th day of August, 2018 by and between Almario Reyes and, wife, Laura Reyes, a married woman who acquired title as Laura F. Palazzi sole surviving tenant, tenancy passed to Laura Reyes at the time of Nicetta Palazzi's death on 5/18/2003, please refer to the Affidavit of Death filed as Instrument #2018-918190, whose address is 2735 Mary Lane, Escondido, CA 92025, Grantor(s) to Jeffrey Lium, a single man, as Grantee(s) whose address is 1267 Amherst Ct. Cocoa, FL 32922.

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:

The following described real property in the County of Douglas, State of Nevada:

PARCEL 1:

An undivided 1/51st interest in and to that certain condominium estate described as follows: (i) An undivided 1/9th interest, as tenants in common, in and to Lot 28 of Tahoe Village Unit No: 2 Third Amended Map, recorded February 26, 1981, as Document No: 53845, of Official Records of Douglas County, State of Nevada, except therefrom Units 1 to 9; (ii) Unit No. C, as shown and defined on said last mentioned map, Unit Type A.

PARCEL 2:

A non-exclusive right to use the real property known as The Common Area on the Official Map of Tahoe Village, Unit 2 recorded March 29, 1974, as Document No: 72495, records of said county and state, for all those purposes provided for in the Declarations of Covenants, Conditions and Restrictions recorded September 28, 193 as Document No: 69063 in Book 976, Page 812 of Official Record and in the Modification recorded July 2, 1976 as Document No: 1472, in Book 776, Page 87 of Official Records.

PARCEL 3:

The exclusive right to use said unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1 and 2 above during one "use period" within the SWING season" as said quoted terms are defined in the Declaration.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said Use Period within said Season.

This being the same property conveyed to Grantor by Grant Deed recorded on 7/20/1984 in Book, 784, Page 1978 of Official Records of Douglas County, Nevada.

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 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.

Lara Adamiak
Witness Signature:

Jessica Larsen
Witness Signature:

Lara Adamiak
Witness Printed Name

Jessica Larsen
Witness Printed Name

Laura F. Palazzi NKA Laura Reyes
Laura F. Palazzi N/K/A Laura Reyes

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)
)SS.
COUNTY OF San Diego)

Brianna Maria DiFranco

On this 17 day of February, 2018, before me (insert NAME and TITLE of OFFICER) Brianna Maria DiFranco, Notary Public, personally appeared (insert name of signatory(ies)) Laura F. Palazzi N/K/A Laura Reyes, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)

Brianna DiFranco
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.

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

Suzanne Nichols
Witness Signature:

Suzanne Nichols
Witness Printed Name

Jessica Larsen
Witness Signature:

Jessica Larsen
Witness Printed Name

Almarie Reyes
Almarie Reyes

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 SAN DIEGO)SS.

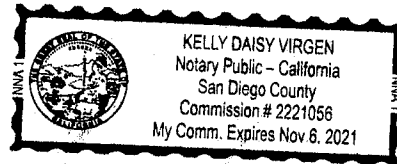
On this 4 day of August, 2018, before me (insert NAME and TITLE of OFFICER) Kelly Daisy Virgen, Notary Public, personally appeared (insert name of signatory(ies)) Almarie Reyes, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument 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)

[Signature]
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

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-30-618-003
- 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: _____ %

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 Chillie McLure Capacity _____
 Signature Chillie McLure Capacity _____

SELLER (GRANTOR) INFORMATION — BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Almario and Laura Reyes</u>	Print Name: <u>Jeffrey Lium</u>
Address: <u>2735 Mary Lane</u>	Address: <u>1267 Amherst Ct.</u>
City: <u>Escondido</u>	City: <u>Cocoa</u>
State: <u>CA</u> Zip: <u>92025</u>	State: <u>FL</u> Zip: <u>32922</u>

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)