

DOUGLAS COUNTY, NV

2018-919767

RPTT:\$1.95 Rec:\$35.00

\$36.95

Pgs=3

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STANDARD TIMESHARE TRANSFERS

KAREN ELLISON, RECORDER

A portion of APN 1319-30-712-001
Ridge Pointe Resort
Actual/True Consideration \$500.00
Acct: 16-017-17-82

Deed Prepared By:

Weldon P. Winkle Jr.
3616 Cooks Hill Rd.
Centralia, WA 98531

Return Recorded Deed to:

Standard Timeshare Transfers
741 N. 20th Street
Ozark, MO 65721

Mail Tax Statements to:

Resorts West
400 Ridge Club Drive
Stateline, NV 89449

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 16 day of February, 2018 by and between W. Perry Winkle Jr. A/K/A Weldon P. Winkle Jr. and K'lynn J. Winkle, husband and wife as joint tenants with right of survivorship, Grantor(s) whose address is 3616 Cooks Hill Rd., Centralia, WA 98531 to Arman Parik, a single man, as Grantee(s) whose address is 4210 Wardsworth Blvd. #1092, Wheat Ridge, CO 80033.

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 certain property located and situated in Douglas County, State of Nevada, more particularly described in 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 revisions, 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 Declaration of Timeshare Covenants, Conditions and Restrictions of the Ridge Pointe dated October 8, 1987 and recorded November 5, 1997, as Document No. 0425591, Book 1197, Page 0678, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all 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 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.

Angela Williams
Witness Signature

Tom A Browning
Witness Signature

Angela Williams
Witness Print Name

Tom A Browning
Witness Print Name

W. Perry Winkle Jr. A/K/A Weldon P. Winkle Jr.
W. Perry Winkle Jr. A/K/A Weldon P. Winkle Jr.

Klynn J. Winkle
Klynn J. Winkle

STATE OF Washington)
COUNTY OF WMS) SS.

On this 16 day of Feb, 2018, before me (insert NAME and TITLE of OFFICER) Erica N. Gookin, Notary Public Notary Public, personally appeared (insert name of signatory(ies)) W. Perry Winkle Jr. A/K/A Weldon P. Winkle Jr. and Klynn J. Winkle, 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 Washington that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

(SEAL)

Erica N. Gookin
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 INK, NO BLUE INK MAY BE USED

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. 463765; 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. 463766, 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.

APN: 1319-30-712-001

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-30-712-001 PTN
- 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:

	<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: 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 _____ Capacity AGENT
 Signature _____ Capacity AGENT

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Klynn J Winkle</u>	Print Name: <u>Arman Parik</u>
Address: <u>3616 Cooks Hill Rd.</u>	Address: <u>4210 Wadsworth Blvd. #1092</u>
City: <u>Centralia</u>	City: <u>Wheat Ridge</u>
State: <u>WA</u> Zip: <u>98531</u>	State: <u>CO</u> Zip: <u>80033</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Standard Timeshare Transfers Escrow # _____
 Address: 741 North 20th Street
 City: Ozark State: MO Zip: 65721

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)