DOUGLAS COUNTY, NV

2018-920602

RPTT:\$0.00 Rec:\$35.00 \$35.00

Pgs=3

10/09/2018 09:34 AM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

This document does not contain a social security number.

Paula Rodriguez

APN: A portion of 42-286-14

# RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

### AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

# MAIL TAX STATEMENT TO:

George and Evelyn Zachos 24 Brookside Circle Marlboro, NJ 07746

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

GEORGE H. ZACHOS and EVELYN S. ZACHOS, husband and wife, as community property,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

GEORGE H. ZACHOS and EVELYN S. ZACHOS, trustees or their successors in trust, under the ZACHOS LIVING TRUST, dated April 19, 2018.

It is the intent of the Trustors to characterize this asset as the Community Property of GEORGE H. ZACHOS and EVELYN S. ZACHOS.

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To:

- 1. Taxes for the Current fiscal year, paid current
- 2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.
- 3. 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.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands, this 30 day of engust, 2018.

Herry H. Jacks

GEORGE H. ZACHOS

STATE OF NEW JENSEY

SSS:

COUNTY OF 100005 02

This instrument was acknowledged before me this 30 day of 1000 4 3 7

This instrument was acknowledged before me this 30 day of 405 43 7 2018 by GEORGE H. ZACHOS and EVELYN S. ZACHOS.

Notary Public

ESTHER BRENNER
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAR. 17, 2023

# EXHIBIT A

### PARCEL ONE

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

- An undivided 1/106th interest as tenants-in- common, in and to Lot 37 as shown on Tahoe Village Unit Ho. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Mevada.
- as shown and defined on said last (B) Unit No. 172 Condominium Plan.

#### PARCEL TWO **(A)**

a non-exclusive easement for roadway and public utility purposes as granted to Marich Tahoe developments in deed rerecorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document Mo. 01112, recorded June 17, 1976) in Section 30, Township 13 Borth, Range 19 East M.D.B.& M.; and

An easement for ingress, egress and public utility purposes, (B) 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

### PARCEL THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30. Township 13 North, range 19 Bast, M.D.B.6 M. for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in book 173 Page 229 of Official Records and in modifications thereof: (1) recorded September 28, 1973, as Document No. 69863 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976. as Document No 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

## PARCEL FOUR

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Viliage Unit No. 3 - 10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Hevada, within Section 30, Township 13 North, Range 19 East M.D.B.& M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of of Official Records of Douglas County, State of Mevada.

#### PARCEL PIVE

The Exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 1988, as Document No. 184461 of Official Records of Douglas the Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of covenants, Conditions and Restrictions of the Ridge Taboe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the PRIME season, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Pive.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of APR 42-28 6-14

STATE OF NEVADA	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s)	( )
a) A portion of 42-286-14 b)	\ \ .
b) c)	\ \
d)	\ \
	\ \
2. Type of Property:	~
a) Vacant Land b) Single Fam. I	Res
c) Condo/Twnhse d) 2-4 Plex	
e) Apt. Bldg f) Comm'l/Ind'l	FOR RECORDERS OPTIONAL USE ONLY BOOK PAGE
· I 1 · · · · · · · · · · · · · · · · ·	DATE OF RECORDING:
	NOTES: Verified Trust - JS
i) ☑ Other <u>timeshare</u>	
Total Value/Sales Price of Property:	
<ol> <li>Total Value/Sales Price of Property:</li> <li>Deed in Lieu of Foreclosure Only (value of property)</li> </ol>	\$
Transfer Tax Value:	\$ 0.00
Real Property Transfer Tax Due:	\$ 0.00
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090	), Section #7
b. Explain Reason for Exemption: A transfe	er to/from a trust, made without consideration.
5. Partial Interest: Percentage being transferred:	100 %
/	
The undersigned declares and acknowledges, unde	r 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 subs	tantiate the information provided herein. Furthermore, the
parties agree that disallowance of any claimed exer	mption, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus interes	est at 1% per month.
Pursuant to NPS 375 030 the Royer and Seller shall be i	sintly and savenilly lights for any 1975.
	ointly and severally liable for any additional amount owed.
Signature Hearge H. Jacks	capacity Grantor
2 0 0 /	
Signature Guelye Zeekos	Capacity Grantor
SELLER (GRÁNTÓR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: George Zachos and Evelyn Zachos	Print Name: ZACHOS LIVING TRUST
Address: 24 Brookside Circle	Address: 24 Brookside Circle
City: Marlboro	City: Marlboro
State: NJ Zip: 07746	State: NJ Zip: 07746
COMPANY/DEDGOM DEOMEGRACIO DECORDO O	
COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)	
Print Name: Anderson Dorn & Redor 144	Feorow #
Print Name: Anderson, Dorn & Rader, Ltd. Address: 500 Damonte Ranch Pkwy, Suite 860	Escrow #
Address: 500 Damonte Ranch Pkwy, Suite 860 City: Reno State: N	