

DOUGLAS COUNTY, NV

2019-925574

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

02/11/2019 09:23 AM

AMERICAN RESOURCE MANAGEMENT

KAREN ELLISON, RECORDER

AFTER RECORDING RETURN TO:

John Gatfield
392 Tuscany Cres
Windsor, ON N8N4W6

MAIL TAX STATEMENTS TO:

Brad Willis Jones & Jana Corbett Adams Jones
1028 South Donner Way
Salt Lake City, UT 84108

Tax ID No.: 1319-30-712-001

GRANT, BARGAIN & SALE DEED

THIS DEED made and entered into on this ____ day of _____, _____, by and between **John Gatfield, a married man, as his sole and separate property**, a mailing address of 392 Tuscany Cres, Windsor, ON N8N4W6 hereinafter referred to as Grantor(s) and **Brad Willis Jones and Jana Corbett Adams Jones, husband and wife, as joint tenants with right of survivorship**, a mailing address of 1028 South Donner Way, Salt Lake City, UT 84108, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Douglas County, Nevada:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

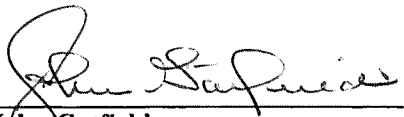
Prior instrument reference: Book 0103, Page 03686, Document Number: 0563558, Recorded: 01/10/2003

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 30TH day of JANUARY, 2019.


John Gatfield

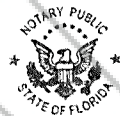
STATE OF FLORIDA
COUNTY OF SUMTER

On JAN. 30, 2019, before me, the undersigned, a notary public in and for said State personally appeared **John Gatfield** personally known to me (or 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 belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC SIGNATURE

BARBARA J LIPHARDT
Printed Name of Notary Public



BARBARA J. LIPHARDT
MY COMMISSION # FF 900018
EXPIRES: July 15, 2019
Bonded Thru Budget Notary Services

My commission expires: 7-15-19

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

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 Declaration of Timeshare Covenants, Conditions and Restrictions of the Ridge Pointe dated October 8, 1997 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.

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 ODD numbered years in accordance with said Declaration.

Parcel ID Number: 1319-30-712-001
Inventory No. 16-020-38-71

Property commonly known as: Tahoe Village - 400 Ridge Club Drive, Stateline, NV 89449

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-712-001
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 500.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 500.00
 d. 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 parties agree that 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: Grantor Agent
 Signature _____ Capacity: Grantee Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: John Gatfield
 Address: 392 Tuscany Cres,
 City: Windsor
 State: ON Zip: N8N4W6

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Brad Willis Jones & Corbett Adams Jones
 Address: 1028 South Donner Way
 City: Salt Lake City
 State: UT Zip: 84108

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: American resource Management group Escrow # _____
 Address: 1401 W Cypress Road Suite 101
 City: Ft. Lauderdale State: FL Zip: 33309