

DOUGLAS COUNTY, NV

2019-926826

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

03/19/2019 10:53 AM

EVANS & ASSOCIATES

KAREN ELLISON, RECORDER

**APN: 1318-26-101-006**

**HOA ACCT #478804765**

**MAIL TAX STATEMENTS TO:**

The Lodge at Kingsbury Crossing  
133 Deer Run Court; PO BOX 6600  
Stateline, NV 89449

**WHEN RECORDED, MAIL TO:**

Ms. Seema P. Sandhya  
587 Darlington Way  
Lincoln, CA 95648

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH: that **SHAAM P. SUNDHAR and RHODA N. SUNDHAR**, without consideration, do hereby remise, release, and forever quitclaim to **MS. SEEMA P. SANDHYA**, all of the right, title, and interest in that real property, situated in the County of Douglas, State of Nevada, bounded and described as follows:

➤ **THE LODGE AT KINGSBURY CROSSING TIMESHARE**

**INTERVAL NUMBER: 3102-06**

**UNIT NUMBER: B/2137**

**HOA ACCT #478804765**

**SEASON: HIGH; USE: ANNUAL**

**The following described real property in the County of Douglas, State of Nevada, and is more particularly described as follows:**

An undivided one-three thousand two hundred and thirteenths (1/3213) interest as a tenant-in-common in the following described real property (The Real Property):

A portion of the North one-half of the Northwest one-quarter of Section 26, Township 13 North, Range 18 East, MDB&M, described as follows:

Parcel 3, as shown on that amended Parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records at Page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278 of Official Records at Page 591, Douglas County, Nevada, as Document No. 17578.

**EXCEPTING FROM THE REAL PROPERTY** the exclusive right to use and occupy all of the Dwelling Units as defined in the "Declaration of Timeshare Use" as amended as hereinafter referred to.

**ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR**, its successors, and assigns, all those certain easements referred to in paragraphs 2.5, 2.6, and 2.7 of the

Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

**TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY** a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283 at Page 1341, as Document No. 76233 of Official Records of the County of Douglas, State of Nevada, and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at Page 1021, Official Records of Douglas County, Nevada as Document No. 78917, second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at Page 1688, Douglas County, Nevada, as Document No. 84425, third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at Page 2572 as Document No. 89535, fourth amendment to Declaration of Timeshare Use recorded August 31, 1987 in Book 887 at Page 3987 as Document No. 161309, fifth amendment to Declaration of Timeshare Use recorded November 30, 1987, in Book 1187, at Page 3946 as Document No. 167429, and sixth amendment to Declaration of Timeshare Use recorded March 25, 1996, in Book 0396, at Page 3827 as Document No. 383937, Official Records of the County of Douglas, State of Nevada ("Declaration"), during a "Use Period", within the HIGH Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.


Subject to all covenants, conditions, restrictions, limitations, easements, rights-of way of record. A portion of APN 07-130-19.

**APN: 1318-26-101-006**

**TOGETHER WITH** all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS HER HAND THIS 16 DAY OF MARCH, 2019.

  
SHAAMP P. SUNDHAR

  
RHODA N. SUNDHAR



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 (a) 1318-26-101-006  
 (b) \_\_\_\_\_  
 (c) \_\_\_\_\_  
 (d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	
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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  
 X Other: TIMESHARE

3. a. Total Value/Sales Price of Property \$ 300.00  
 b. Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value \$ 300.00  
 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: 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 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: Shaam P. Sundhar Capacity: GRANTOR

Signature: Seema P. Sandhya Capacity: GRANTEE

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Shaam P. Sundhar and Rhoda N. Sundhar  
 Address: 6 Tall Timbers Drive  
 City: Princeton  
 State: NJ Zip: 08540

Print Name: Ms. Seema P. Sandhya  
 Address: 587 Darlington Way  
 City: Lincoln  
 State: CA Zip: 95648

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
EVANS & ASSOCIATES Escrow#: \_\_\_\_\_  
2400 S. CIMARRON ROAD, SUITE 140  
LAS VEGAS, NV 89117