DOUGLAS COUNTY, NV

2019-926938

RPTT:\$1.95 Rec:\$35.00 \$36.95

Pgs=2

03/22/2019 10:14 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A portion of APN: 1319-30-519-013 RPTT \$1.95 / #50-013-43-03 / 20190130

GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made March 11, 2019 between RICHARD S.HERNAEZ and JULIE ANNE WARNER-HERNAEZ. Trustees of RICHARD S. HERNAEZ AND JULIE ANNE WARNER-HERNAEZ REVOCABLE TRUST OF 2004, Grantor(s), and Resorts West Vacation Club, a Nevada nonprofit corporation Grantee;

WITNESSETH:

That Grantor(s), in consideration for the sum of \$10.00, lawful money of the United States of America and other good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on (Exhibit "A") the Proper legal description will be attached by the escrow company, Stewart Vacation Ownership Title Agency, Inc. and incorporated herein by this reference;

TOGETHER with the tenements, hereditament and appurtenances there unto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

TO HAVE AND TO HOLD all and singular the premises, together with appurtenances, unto the said Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has executed this conveyance the day and year first above written.

STATE OF

COUNTY OF DOW

Grantor(s):

RICHARD S.HERNAEZ Trustee

CAYCE D. WEISLOW Notary Public. State of Nevada Appointment No. 18-1194-5 My Appt. Expires Jan 28, 2022

SS

JUZIE ANNE WARNER-HERNAEZ, Trustée

This instrument was acknowledged before me on and JULIE ANNE WARNER-HERNAEZ.

by RICHARD S.HERNAEZ

WHEN RECORDED MAIL TO Resorts West Vacation Club P.O. Box 5790 Stateline, NV 89449 MAIL TAX STATEMENTS TO: Ridge Tahoe Property Owner's Association P.O. Box 5790 Stateline, NV 89449

EXHIBIT "A"

(50)

A timeshare estate comprised of:

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

- (A) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.
- (B) Unit No. 13 as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.

Parcel 3: the exclusive right to use said condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above during one "use week" within the "Winter" use season" as said quoted terms are defined in the Declaration of Covenants, Conditions and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season".

A Portion of APN: 1319-30-519-013

State of Nevada Declaration of Value 1. Assessor Parcel Number(s) a) A ptn of 1319-30-519-013 b) c) d)	FOR RECORDERS OPTIONAL USE ONLY Document/Instrument #: Book: Page: Date of Recording: Notes:
 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 i) ☒ Other <u>Timeshare</u> 	
3. Total Value / Sales Price of Property:	\$ 500.00
Deed in Lieu of Foreclosure Only (value of property)	
Transfer Tax Value:	\$
Real Property Transfer Tax Due:	\$
4. If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption:	
Partial Interest: Percentage being transferred: N/A	%
The undersigned declares and acknowledges, under penalty of 375.110, that the information provided is correct to the best of t be documentation if called upon to substantiate the information of any claimed exemption, or other determination of additional t due plus interest at 1 ½% per month.	heir information and belief, and can be supported provided herein. Furthermore, the disallowance ax due, may result in a penalty of 10% of the tax
Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.	
Signature	Capacityseller
Signature William William Signature	Capacityseller
The state of the s	
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: RICHARD S.HERNAEZ and JULIE ANNE WARN	NER-HERNAEZ_ Print Name: <u>Resorts West Vacation Club</u>
Address: 2585 WESTLAKE DRIVE	Address: P.O. Box 5790
City: KELSEYVILLE State: CA Zip: 95451	City: Stateline State: NV Zip: 89449
COMPANY/ PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)	
Print Name: Stewart Vacation Ownership Title Agency, Inc. Address: 3476 Executive Pointe Way #16	Escrow #: 20190130
City: Carson City State: NV	Zip: <u>89706</u>

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)