

DOUGLAS COUNTY, NV

2019-927203

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

03/29/2019 08:50 AM

TIMESHARE CURES, LLC

KAREN ELLISON, RECORDER

APN No. **42-210-09**

**Ridge Tahoe**

Actual/True Consideration \$ **500.00**

**Deed Prepared By:**

Francis John Allen  
12620 Elyse Place South East  
Albuquerque, NM 87123

**Return recorded deed to:**

Timeshare Cures, LLC  
607 State Hwy 165, Suite 8  
Branson, MO 65616

**Mail Tax Statements to:**

Ridge Tahoe P.O.A.  
P.O. Box 5790  
Stateline, NV 89449

**GRANT, BARGAIN, SALE DEED**

THIS DEED, made this 22 day of January 2019 by and between FRANCIS JOHN ALLEN and PRISCILLA C. ALLEN, husband and wife as joint tenants whose address is 12620 Elyse Place South East, Albuquerque, NM 87123, Grantor(s) to MUSTAFA OSMANY, a single man, as Grantee(s) whose address is 3430 Eureka Court, Hayward, CA 94542.

**WITNESSETH**

**WITNESSETH**, that the said Grantor(s), for and in consideration of the sum of FIVE HUNDRED DOLLARS and other valuable consideration paid by the said Grantees, the receipt of which is hereby acknowledged, do by these present GRANT, BARGAIN, AND SELL, CONVEY AND CONFIRM unto the Grantees, the following described REAL ESTATE, situated in the County of **Douglas** and State of **Nevada**, to wit:

More particularly described on Exhibit "A" a copy of which is attached hereto and incorporated herein by this reference;

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, rights of way, agreements and Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded September 17, 1982, as Document No. 71000, Liber 982, Page 753, 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 the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining to, unto said Grantee(s), and unto their successors and assigns forever; the Grantors(s) hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claim and that they will warrant and defend the title to the said premises unto the said Grantee(s) and unto their heirs, successors and assigns forever, against the lawful claims and demands of all persons, excepting however, the general taxes for the current calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements and buildings set back lines of record, if any, and zoning laws.

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 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.

J. M. Walls  
Witness: Signature

Jessica M. Walls  
Witness: Print Name

Francis J. Allen  
Francis John Allen

Ben Oxen  
Witness: Signature

Rene Dixon  
Witness: Print Name

Priscilla C. Allen  
Priscilla C. Allen

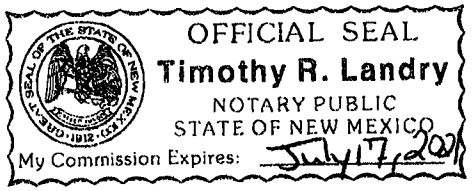
STATE OF New Mexico )  
COUNTY OF Bernalillo ) SS.

On this 22 day of January, 2019, before me (insert NAME and TITLE of OFFICER) Timothy R. Landry, Notary Public, personally appeared (insert name of signatory(ies)) Francis John Allen and Priscilla C. Allen, 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 New Mexico that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
[Signature]

(SEAL)



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, NO BLUE INK MAY BE USED FOR SIGNATURES OR STAMPS.

## EXHIBIT "A"

### A Timeshare Estate comprised of:

#### Parcel One:

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

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 31 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom units 081 to 100 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 099 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

#### Parcel Two:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, 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 modification thereof recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records.

#### Parcel Three:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots, 29, 39, 40, and 41 as shown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

#### Parcel Four:

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M.D.M., - and -
- (b) An easement for ingress and egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and as amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, Official Records, Douglas County, State of Nevada.

#### Parcel Five:

The exclusive right to use said UNIT 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 during ONE "use week" within the Spring / Fall "use season". As said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 42-210-09  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:

a. <input type="checkbox"/>	Vacant Land	b. <input type="checkbox"/>	Single Fam. Res.	FOR RECORDER'S OPTIONAL USE ONLY Book: _____ Page: _____ Date of Recording: _____ Notes: _____
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	
<input checked="" type="checkbox"/>	Other Timeshare			

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: 100.00 %  
 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 Francis John Allen Capacity Grantor  
 Signature Priscilla C. Allen Capacity Grantor

<b><u>SELLER (GRANTOR) INFORMATION</u></b> <b>(REQUIRED)</b>	<b><u>BUYER (GRANTEE) INFORMATION</u></b> <b>(REQUIRED)</b>
Print Name: <u>Francis John Allen &amp; Priscilla C. Allen</u>	Print Name: <u>Mustafa Osmany</u>
Address: <u>12620 Elyse Place South East</u>	Address: <u>3420 Eureka Court</u>
City: <u>Albuquerque</u>	City: <u>Hayward</u>
State: <u>NM</u> Zip: <u>87123</u>	State: <u>CA</u> Zip: <u>94542</u>

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Timeshare Cures, LLC Escrow #: \_\_\_\_\_  
 Address: 607 State Hwy 165, Ste. 8  
 City: Branson State: MO Zip: 65616

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED