

DOUGLAS COUNTY, NV

2019-929847

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=2

06/04/2019 08:21 AM

VOCC, INC.

KAREN ELLISON, RECORDER

APN: 1318-26-101-006

Prepared By and | Vocc, Inc.
Return to: | P O Box 1668
| Branson MO 65615-1668
| **20538

Mail Tax Bills To:

Michael Lamonte
P O Box 460
Santa Monica CA 90406

**GRANT, BARGAIN, SALE DEED
KINGSBURY CROSSING**

This deed made and entered into on 23 day of APRIL, 2019 by and between:

Grantor: **JOHN L LOS AND MARIA A LOS, husband and wife, as Joint Tenants with Right of Survivorship**
Of: 916- Lillie Cir Florence Oregon 97439

Hereby **CONVEY AND WARRANT**

Grantee: **MICHAEL LAMONTE, A SINGLE PERSON**
Of: P O Box 460 , Santa Monica California 90406

WITNESSETH: That said Grantor, for good and valuable consideration of the sum of TEN DOLLARS (\$10.00), paid by the said Grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described property, situate, lying, and being in the **County of Douglas , State of Nevada**, to wit:

An undivided one-three thousand two hundred and thirteenth (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- 3,1961, in Book 281 of Official Records at page 172. Douglas County, Nevada as Document No. S3178, said map being an amended map of Parcels J and 4 as shown on that certain map for John E. Michelsen and Walter Cox. recorded February in. 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

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 said 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, and third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at page 2572 Official Records of Douglas County, Nevada, as Document No. 89535, ("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.

TO HAVE AND TO HOLD the Property, together with all and singular, the rights and appurtenances thereto and in anywise belonging unto said Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns to Warrant and Forever Defend all and singular the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.
GRANTOR:

[Signature]
JOHN L LOS
[Signature]
Witness #1 Signature
ROBERT LOREN
Witness #1 Printed Name

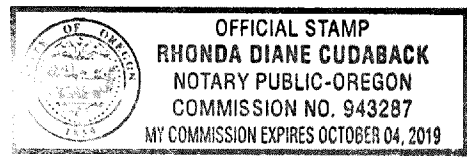
[Signature]
MARIA A LOS
[Signature]
Witness # 2 Signature
KAREN MORGAN-LOREN
Witness #2 Printed Name

COUNTY OF Lane STATE OF Oregon

I hereby Certify that on this day before me, an officer duly authorized to administer and take acknowledgements, personally appeared **JOHN L LOS AND MARIA A LOS**, and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Official Stamp or Seal this 23 day of April, 2019.

[Signature]
Notary Signature
Rhonda Cudaback
Notary Printed Name
My Commission Expires: October 04, 2019



Place Notary Seal Within Box

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 1318-26-101-006
- 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 Timeshare

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

3. a. Total Value/Sales Price of Property

\$ 500-

b. Deed in Lieu of Foreclosure Only (value of property)

(_____)

c. Transfer Tax Value:

\$ 500-

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 [Signature] Capacity AGENT

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: John L + Maria A Los
 Address: 916 Lillie Cir
 City: Florence
 State: OR Zip: 97439

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael Lamonte
 Address: P O Box 466
 City: Santa Monica
 State: CA Zip: 90406

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Vocce Inc
 Address: P O Box 1668
 City: Branson

Escrow #: 20538
 State: MO Zip: 65615

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED