

A.P.N.: 1319-30-720-001
File No: 1180-4464469 (DH)
R.P.T.T.: \$1.95

When Recorded Mail To: Mail Tax Statements To:
Fabian Taborda
475 Brickell Ave Apt 2915
Miami, FL 33131

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James B. Ward and Melinda V. Meyer-Ward, husband and wife as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Fabian Taborda, a single man

the real property situate in the County of Douglas, State of Nevada, described as follows:

A Time Share interest comprised of the following:

Parcel One:

An Undivided 1/51st interest and to that certain condominium estate described as follows:

(a) Condominium Unit No. 19 as set forth in the condominium map of Lot 33, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53845, Official Records of Douglas County, State of Nevada, during one (1) "Use Periods" within the winter "Season" as defined in the Declaration of Time Share Covenants, Conditions and Restrictions, originally recorded on April 5, 1983 as Document No. 78473, and as rerecorded May 24, 1983 as Document No. 80819 in the Official Records, Douglas County, State of Nevada, and the Declaration of Time Share Covenants, conditions and Restrictions recorded on October 24, 1983 as Document No. 89976 and as amended by the First Amendment to Declaration of Time Share Covenants, conditions and Restrictions recorded on November 10, 1983 as Document No. 090832 in the Official Records of Douglas county, State of Nevada.

(b) An undivided 1/9th interest in and to the common areas designated, depicted and described in the condominium map of Lot 28, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53845, Official Records of Douglas County, State of Nevada, during and for the "Use Period" set forth in

subparagraph (s) above.

Parcel Two:

A non-exclusive right to use the "Special Common Areas" as defined, and for the purposes and on the terms and conditions set forth, in that certain Declaration of Annexation (Tahoe Summit Village) and Grant, Bargain and Sale Deed recorded May 27, 1987 in Book 587 at Page 2664 as Document No. 155368, Official Records of Douglas County, State of Nevada, during and for the "Use Period" set forth in subparagraph (s) above.

Parcel Three:

A non-exclusive right to use the real property known as Common Areas on the Official map of Tahoe Village Unit No. 2, recorded March 29, 1974 as Document No. 72495, Official Records of Douglas County, State of Nevada, as amended and modified, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973 as Document No. 63681, Official Records of Douglas County, State of Nevada, and as amended by instruments recorded with said County and State on September 28, 1973 as Document No. 69063 in Book 973, page 812 and July 2, 1976 as Document No. 01472 in Book 776, Page 87 of Official Records during and for the "Use Period" set forth in the subparagraph (s) above.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 09/27/2019

James B Ward
James B. Ward

Melinda V Meyer-Ward
Melinda V. Meyer-Ward

STATE OF CA)
COUNTY OF San Diego) : ss.

This instrument was acknowledged before me on _____ by **James B. Ward and Melinda V. Meyer-Ward.**

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 27, 2019** under Escrow No. **1180-4464469.**

*see attached
CA acknowledgment
7/16/19*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On 10-5-2019 before me, Jessica L. Winandy, Notary public
Date Here Insert Name and Title of the Officer
personally appeared James B. Ward Melinda V. Meyer-Ward
Name(s) of Signer(s)

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 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Jessica L. Winandy
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain Sale Deed Document Date: 10-5-2019
Number of Pages: _____ Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: James B. Ward
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: Melinda V. Meyer-Ward
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-720-001
- 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
- i) Other Timeshare

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: \$500,000

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: \$1500,00

d) Real Property Transfer Tax Due \$1,95

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 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: James B. Ward

Capacity: Owner - Seller

Signature: Melinda V. Meyer-Ward

Capacity: Owner - Seller

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

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

James B. Ward and Melinda V.

Print Name: Meyer-Ward

Print Name: Fabian Taborda

Address: 301 5th St

Address: 475 Brickell Ave Apt 2915

City: Coronado

City: Miami

State: CA Zip: 92118

State: FL Zip: 33131

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

First American Title Insurance

Print Name: Company

File Number: 1180-4464469 DH/ DH

Address: 400 South Rampart Blvd., Suite 290

City: Las Vegas

State: NV Zip: 89145

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

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

3. a) Total Value/Sales Price of Property: _____

\$0.00 500.

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: _____

\$0.00 500

d) Real Property Transfer Tax Due _____

\$ [] 1.95

4. **If Exemption Claimed:**

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* Signature: [Signature]
Signature: _____

Capacity: BUYER
Capacity: _____

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(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James B. Ward and Melinda V. Meyer-Ward
Address: 301 5th St
City: Coronado
State: CA Zip: 92118

Print Name: Fabian Taborda
Address: 475 Brickell Ave Apt 2915
City: Miami
State: FL Zip: 33131

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

Print Name: Company
Address: 400 South Rampart Blvd., Suite 290
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