

DOUGLAS COUNTY, NV

**2019-939299**

RPTT:\$1.95 Rec:\$35.00

12/10/2019 08:42 AM

\$36.95 Pgs=3

GREATWAY SERVICES

KAREN ELLISON, RECORDER

Account # 5682A  
APN: 07-130-19  
Kingsbury Crossing  
Actual/True Consideration \$500.00

Prepared By:  
Paul Harley  
P.O. Box 22  
Baker, NV 89311

Return Recorded Deed To:  
Greatway Services  
1868 N. Deffer Dr. Suite 5  
Nixa, MO 65714

Mail Tax Statements To:  
Capri Resorts / Tricom MGMT.  
1300 N. Kellogg Suite B  
Anaheim, CA 92807

### **GRANT, BARGAIN, SALE DEED**

THIS DEED, made this 4 day of October, 2019 by and between Paul Harley, sole surviving spouse, Paul Harley and Sarah Harley were living together as husband and wife at the time of Sarah Harley's death on September 5, 2002, please refer to the Affidavit of Death of Joint Tenant filed in Book 2017, at Page 904907, whose address is P.O. Box 22, Baker, NV 89311, Grantor(s) to Ricardo Chaparro, a single man as sole owner, as Grantee(s) whose address is 5694 Mission Center Rd. 602-858, San Diego, CA 92108.

#### **WITNESSETH**

That the Grantor, in consideration of Five Hundred Dollars (\$500.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

More commonly known as: KINGSBURY CROSSING RESORT

This is the same property conveyed to Grantor in Instrument #345969, Book 994, Page 1825 in Douglas County, Nevada.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

[Signature]

Witness Signature

[Signature]

Witness Signature

Cora Gatti

Witness Printed Name

Traci Sandberg

Witness Printed Name

[Signature]

Paul Harley

STATE OF Nevada )

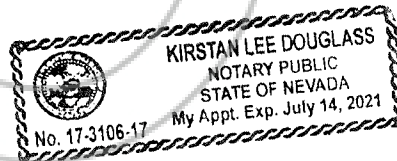
) SS.

COUNTY OF White Pine )

On this 4 day of October 2018, before me personally appeared Paul Harley, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they/he executed the same as his/their free act and deed.

(SEAL)

[Signature]  
Notary Public



**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"**

**Interval Number: 5682A**  
**HOA Number: 471056821**  
**Season: High**  
**Use: Annual**

The Land situated in the State of Nevada, County of Douglas, and described as follows:

**PARCEL A:** 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, 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.

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 No. 84425, third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at Page 2572, Document No. 89535 and fourth amendment to Declaration of Timeshare Use recorded August 31, 1987 in Book 887 at Page 3987, Official Records of Douglas County, Nevada, Document No. 161309 ("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

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 07-130-19
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |  |                        |                             |                 |
|--|------------------------|-----------------------------|-----------------|
| a) <input type="checkbox"/>            | Vacant Land            | b) <input type="checkbox"/> | Single Fam Res. |
| 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     |
| i) <input checked="" type="checkbox"/> | Other <i>Timeshare</i> |                             |                 |

| FOR RECORDERS OPTIONAL USE ONLY |       |
|---------------------------------|-------|
| Notes:                          | _____ |
|                                 | _____ |

**3. Total Value/Sales Price of Property:**

\$ 500.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ 0.00  
 Transfer Tax Value: \$ 500.00  
 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 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 [Signature] Capacity AGENT

**SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION**

|                                    |   |
|------------------------------------|---|
| (REQUIRED)                         | (REQUIRED)                                      |
| Print Name: <u>Paul Harley</u>     | Print Name: <u>Ricardo Chaparro</u>             |
| Address: <u>PO Box 22</u>          | Address: <u>5694 Mission Center Rd. 602-858</u> |
| City: <u>Baker</u>                 | City: <u>San Diego</u>                          |
| State: <u>NV</u> Zip: <u>89311</u> | State: <u>CA</u> Zip: <u>92108</u>              |

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Greatway Services / Kyle Reed - Agent Escrow # \_\_\_\_\_  
 Address: 1868 N. Deffer Dr. Suite 5  
 City: Nixa State: MO Zip: 65714

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)