

Document Prepared By:  
When Recorded return to:  
Susan Duncan  
Duncan Title & Escrow  
4054 Rex Dr.  
Winter Garden, FL 34787

Mail tax statements to-  
400 Ridge Club Drive  
P.O. Box 5790  
Lake Tahoe NV, 89449

APN No.: 42-200-19.

Consideration: \$1.00

### GRANT, BARGAIN AND SALE DEED

**THIS DEED:** Made and entered into this 3 day of December 2019, by and between **Michael W. McIntyre and Bonnie L. McIntyre, husband and wife, as joint tenants with right of survivorship**, whose address is: 8124 E. Desert Cove Ave., Scottsdale, AZ 85260 **GRANTOR** herein, and **Lisa Goto and James Kinneavy, Wife and Husband, as Joint Tenants with Right of Survivorship**, of the State of California, **GRANTEE**, herein:

**Grantee's Mailing Address: 471 Dogwood Dr., Buellton, CA 93427**

**WITNESSETH**, that Grantor, in consideration of the sum of **ONE DOLLAR (\$1.00)**, lawful money of the United States of America, 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 situate in the County of Douglas, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference:

The following real property located in the State of Nevada, County of Douglas, known as The Ridge Tahoe, Lot 31, Unit No. 097, Week 8, Each Year

See Exhibit "A" attached hereto and by this reference made a part hereof.

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 February 14, 1984, as Document No. 96758, Liber 284, Page 5202, Official

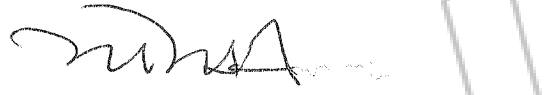
**TO HAVE AND TO HOLD THE PREMISES AFORESAID**, together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

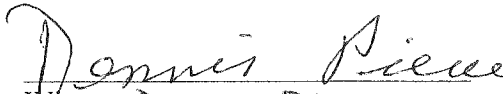
The said Grantor covenanting that said Grantor and the heirs, executors, administrators and assigns of such party or parties shall and will **WARRANT AND DEFEND** the title to the premises unto the claims of all person whomsoever, excepting however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

COPY

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

  
Witness: B. Grant

  
Michael W. McIntyre

  
Witness: Dennis Pierce

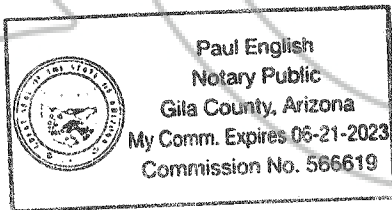
  
Bonnie L. McIntyre

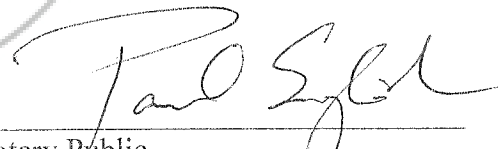
STATE OF ARIZONA )  
 )  
 ) SS  
COUNTY OF GILA )

On this 3 day of December 2019, before me, the undersigned, a Notary Public in and for said County and State Personally Appeared **Michael W. McIntyre and Bonnie L. McIntyre**, who is personally known to me or who has produced AZ DL B13139068, AZ DL D02178821 as identification whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same freely and voluntarily and for the purposes therein stated.

(Notary Seal)

WITNESS my hand and Official Seal.



  
Notary Public

My Commission Expires: 06/21/2023

## EXHIBIT "A"

The land referred to herein is situated in the **State of Nevada, County of Douglas**, and is described as follows:

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 81 to 100 Amended Map and as corrected by said Certificate of Amendment.

(b) **Unit No. 097-08** 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 Boo 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 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, 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 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 Summer "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.

**END OF EXHIBIT "A"**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. **42-200-19**  
 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 RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property \$ **500.00**  
 b. Deed in Lieu of Foreclosure Only (value of property ( 0.00 ) )  
 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: \_\_\_\_\_ %  
 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 Bonnie L McIntyre Capacity: Grantor  
 Signature Michael W McIntyre Capacity: Grantor

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Michael W. & Bonnie L. McIntyre  
 Address: 8124 E. Desert Cove  
 City: Scottsdale  
 State: AZ                      Zip: 85260

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Lisa Goto & James Kinneavy  
 Address: 471 Dogwood Dr.  
 City: Buellton  
 State: CA                      Zip: 93427

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Duncan Realty & Escrow      Escrow # 19-001106  
 Address: 4054 Rex Dr.  
 City: Winter Garden                      State: Florida      Zip: 34787