

APN (Portion of): 1318-15-810-001  
RPTT: \$39.00

**After Recording Return To:**

Stephen R. Leibrock  
Debbie D. Leibrock  
6110 Holstein Way  
Sacramento, CA 95831

**Mail Tax Statement To:**

Residence Club at South Shore Association, Inc.  
c/o WorldMark, The Club  
11601 Willows Rd.  
Redmond, WA 98052

VOTA Order No. 2059

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## GRANT, BARGAIN AND SALE DEED

THIS DEED, dated December 11, 2019, by and between **SHIRLEY HACKERT, A SINGLE WOMAN AND ROXENE HARRISON, A SINGLE WOMAN, AS JOINT TENANTS**, a mailing address of 329 Diamond Oaks Rd., Roseville, CA 95678 hereinafter referred to as Grantor(s) and **STEPHEN R. LEIBROCK AND DEBBIE D. LEIBROCK, HUSBAND AND WIFE AS JOINT TENANTS**, a mailing address of 6110 Holstein Way, Sacramento, CA 95831, hereinafter referred to as Grantee(s), for good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in **DOUGLAS County, NEVADA**:

Fractional Interest Letter B consisting of an undivided one-thirteenth (1/13<sup>th</sup>) ownership interest as tenant in common in **Residence Club Unit No. 9202** contained within South Shore, a Nevada condominium project, as identified and established in the Condominium Plat of South Shore, a Commercial Subdivision recorded on December 5, 2002 in Book 1202, at Page 2181, as Document No. 559872 in the office of the County Recorder for Douglas County, State of Nevada, as further described in the Declaration of Condominium – South Shore recorded on December 5, 2002 in Book 1202, at Page 2182, Document No. 559873, together with the undivided interest in the Common Elements appurtenant to said Fractional Interest, and together with the exclusive right to possession and occupancy of such Residence Club Unit during certain Occupancy Periods in accordance with the Declaration of Covenants, Conditions, Easements and Restrictions for the Residence Club at South Shore recorded December 5, 2002 in Book 1202, at Page 2217, as Document No. 559874.

TOGETHER with all and singular tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. All general and special taxes for the current fiscal year, paid current.
2. All of the terms, provisions, conditions, rights, privileges, obligations, easements, liens and limitations on title set forth in the above-described Declarations.
3. Such other covenants, conditions, restrictions, reservations, rights, rights of way, easements and other matters of record, if any, which may now affect the above-described property.

Covenants made hereby by Grantee shall inure to the benefit of Grantor and the Owners of all Fractional Interests in the Project and Residence Club heretofore or hereafter conveyed by Grantor.

GRANTEE, by acceptance hereof and y agreement with Grantor, hereby expressly assumes and agrees to be bound by and comply with all of the covenants, terms and provisions set forth in the aforesaid Declarations and the Rules and Regulations made thereunder, including, but not limited to, the obligation to make payments of all assessments as provided for therein. Grantee further waives the common law right as co-tenant to nonexclusive occupancy of the Project, and acknowledges that ownership of the Fractional Interest conveyed hereby authorizes and entitles Grantee to occupy the Residence Club Unit only in accordance with the Residence Club Declaration, the exhibits thereto, and any other Rules and Regulations promulgated under the Residence Club Declaration. Grantee acknowledges that Grantee may not subdivide the Fractional Interest or Residence Club.

GRANTEE, or any other person or entity acquiring any right, lien, title or interest in the Project, shall NOT seek or obtain through legal procedures, judicial partition of the Project or sale of the Project in lieu of partition. All rights that Grantee might otherwise have as a tenant in common in real property, including, but not limited to, the right to possess the commonly held property equally with all other co-tenants, are waived and are subordinate to the terms of the Condominium Declaration and the Residence Club Declaration.

GRANTEE, by accepting this Deed, acknowledges that Grantee is a member of the Condominium Association and the Residence Club Association. Each membership therein shall be appurtenant to the Grantee's Fractional Interest and shall be transferred automatically by conveyance of such Fractional Interest. Ownership of such Fractional Interest cannot be separate from the membership in the Condominium Association and the Residence Club Association appurtenant thereto, except as otherwise provided by the Condominium Declaration and the Residence Club Declaration. Any devise, encumbrance, conveyance or other disposition, respectively, of such Fractional Interest shall include Grantee's membership in the Condominium Association and the Residence Club Association and rights appurtenant thereto, whether or not specifically named in the instrument of transfer.

All Owners and their heirs, designees, successors and assigns covenant with Grantor and with each other that no Owner has the power to execute any instrument, or take any action which will encumber the entire Fractional Interest of any other Owner, and that this covenant is hereby incorporated by reference in all future conveyances of the subject property and runs with the land.

Unless otherwise provided herein, all capitalized terms used in this Grant, Bargain and Sale Deed shall have the meanings as set forth in the Residence Club Declaration.

The person who signs this deed hereby certifies that this deed and the transfer represented thereby was duly authorized by the Grantor.

Prior instrument reference: **Recorded: 10/21/2003 as Instrument No. 0594171, Book 1003, Page 0255.**

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 18 day of December, 2019

By: *Shirley Hackert*  
SHIRLEY HACKERT

By: *Roxene Harrison*  
ROXENE HARRISON

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 CA )  
County of Placer ) ss.

On December 18, 2019 before me, Laurie Holzer, Notary Public, personally appeared **SHIRLEY HACKERT AND ROXENE HARRISON**, personally known to me (or 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 above that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Laurie Holzer* (Seal)



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) Portion of: 1318-15-810-001  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$10,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$10,000.00  
 Real Property Transfer Tax Due: \$39.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.0 %

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 Shirley Hackert Capacity \_\_\_\_\_ Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Shirley Hackert & Roxene Harrison  
 Address: 329 Diamond Oaks Rd.  
 City: Roseville  
 State: CA Zip: 95678

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Stephen R. Leibrock & Debbie D. Leibrock  
 Address: 6110 Holstein Way  
 City: Sacramento  
 State: CA Zip: 95831

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Deborah Macias Escrow # Order No. 2059  
 Address: 2900 Adams St., C-215  
 City: Riverside State: CA Zip: 92504

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

STATE OF NEVADA  
DECLARATION OF VALUE

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Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantor

Signature Stephen R. Leibrock Capacity \_\_\_\_\_ Grantee

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