

APN# 42-190-23

Recording Requested by/Mail to:

Name: DAVID CAPALBO

Address: 6318 Benbrooke Overlook NW

City/State/Zip: Acworth, GA, 30101

Mail Tax Statements to:

Name: DAVID CAPALBO

Address: 6318 Benbrooke Overlook NW

City/State/Zip: Acworth, GA, 30101



00127743202109610930080088

KAREN ELLISON, RECORDER

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

Recording requested and return to:
David Capalbo, 6318 Benbrooke Overlook, NW, Acworth, GA 30101

APN # 42-190-23 (PTN)

STATE OF NEVADA
COUNTY OF DOUGLAS

GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made this 5th day of January, 2021, between DAN W. BAER and CYNTHIA S. BAER, husband and wife, whose mailing address is 4676 Lakeview Avenue, Suite 213, Yorba Linda, CA 92886 Grantor, and DAVID CAPALBO, whose mailing address is 6318 Benbrooke Overlook NW, Acworth, GA 30101, Grantee:

WITNESSETH:

That Grantor, in consideration for the sum of TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$2,500.00), paid to Grantor by Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee, Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

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 reservation and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

EXHIBIT "A"

A Timeshare Estate comprised of:

Parcel One:

An undivided 1/51st interest as tenants in common in and to that certain condominium described as follows:

- (A) An undivided 1/20th interest in and to Lot 32 as shown on 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. 62861, all of Official Records of Douglas County, State of Nevada. Except therefrom Units 101 through 120 Amended Map and as corrected by said Certificate of Amendment.
- (B) Unit No. 113 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" of 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 Book 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 said 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 WINTER “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.

Note: For use with First Phase Deeds and Deeds of Trust on Lot 32.

A portion of APN 42-190-23

END OF EXHIBIT “A”



Dan W. Baer
DAN W. BAER

Cynthia S. Baer
CYNTHIA S. BAER

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On January 7, 2021 before me Andrea Akasaki Notary Public personally appeared Dan W. Baer and Cynthia S. Baer, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that their signatures on the instrument, the persons or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature: See attached California Acknowledgment (This area for official notarial seal)

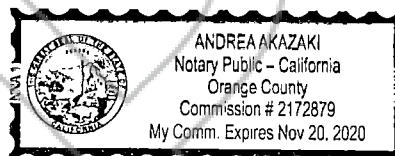
ACKNOWLEDGMENT

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 ORANGE

On January 7, 2021 before me, ANDREA AKAZAKI, Notary Public, personally appeared Dan W. Baer and Cynthia Baer, 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 [Handwritten Signature]

The notary commission extended pursuant to Executive Order N-63-20.

(seal)

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: 1/5/2021 Number of Pages: 5

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer - Title(s): _____ Corporate Officer - Title(s): _____

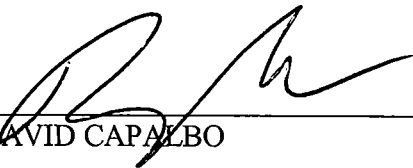
Limited Partner General Partner Limited Partner General Partner

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian of Conservator Trustee Guardian of Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____



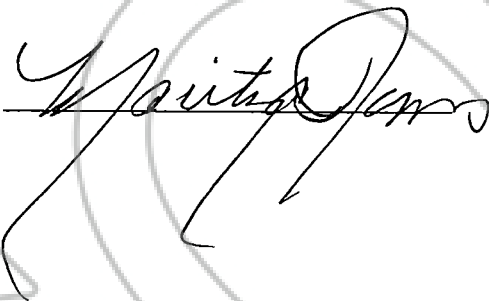
DAVID CAPALBO

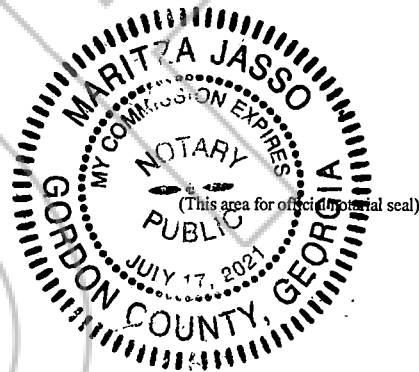
770-330-3609

STATE OF GEORGIA)
)
COUNTY OF Cobb)

On January 13th, 2021 before me Maritza Jasso,
personally appeared David Capalbo, personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that his signature
on the instrument the person or the entity upon behalf of which the person acted, executed the
instrument.

WITNESS my hand and official seal.

Signature: 



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 42-190-23
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 unit/timeshare

FOR RECORDERS OPTIONAL USE ONLY
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____

3. Total Value/Sales Price of Property: \$ 2500.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ 9.75
Real Property Transfer Tax Due: \$ 9.75

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 375.050 the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity 100%

Signature _____ Capacity _____

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

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

Print Name: DAN W BAER
Address: 4676 Lakeview Ave Suite 213
City: Yerba Linda
State: CA Zip: 92886

Print Name: DAVID CAPALBO
Address: 6318 Benbrooke Overlook NW
City: Acworth
State: GA Zip: 30101

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

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

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