DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$40.00 Total:\$41.95

MARK GOODMAN, ESQ

2021-962323

02/22/2021 02:02 PM

Pas=4

RETURN RECORDED DEED TO:

MARK A. GOODMAN, ESQ. GOODMAN LAW CENTER, P.C. 401 Ryland Street Reno, Nevada 89502

MAIL TAX STATEMENTS TO:

The Capri Resorts, Inc. c/o Kingsbury Crossing Owner Association 4025 La Palma Avenue, Suite 101 Anaheim, California 92807



KAREN ELLISON, RECORDER

QUITCLAIM DEED

FRANCES L. PASTORE, Individually, hereby quitclaims to JOSEPH DANE and COLLEEN A. DANE, Husband and Wife, as Tenants by the Entirety, with Right of Survivorship, all of her right, title, and interest, if any, in and to that certain Kingsbury Crossing interval ownership real property, located in Stateline, Nevada, commonly known as Kingsbury Crossing, Account No.

470225051, Interval No. 4303-03, and more particularly described, as follows:

ASSESSOR PARCEL NUMBER (APN): 1318-26-101-006

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. Michlesen 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 and Units as defined in the "Declaration of Timeshare Use" as hereinafter referred to.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, its successors and assigns, all those certain casements referred to in

paragraphs 2.5, 2.6 and 2.7 of the "Declaration of Timeshare Use" 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, and amended by an instrument recorded April 20, 1983 in Book 483 at page 1021, as Document No. 78917 and again amended by an instrument recorded July 20, 1983 in Book 783, page 1688 as Document No. 84425, and again amended by an instrument recorded October 14, 1983 in Book 1083 at page 2572 as Document No. 89535, Official Records of the County of Douglas, State of Nevada, ("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 and rights-of-way of record, together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

Reference Document No. 112056, recorded January 8, 1985, Book 185, Page 481 of Official Records, in the Office of the County Record of Douglas County, Nevada.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and caused this instrument to be executed the day and year first above written.

DATED this 28 day of <u>January</u>, 2021.

January Pastare
FRANCES PASTORE,
Individually

ACKNOWLEDGMENT

STATE OF NEW JERSEY
)
:ss.

COUNTY OF CAMDEN
)

On <u>January</u> 29, 2021, before me, <u>Brightan Hall</u>, a Notary

Public in and for said County and State, personally appeared FRANCES L. PASTORE, Individually,

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 she executed the same in her authorized capacity, and that by her signature on the instrument the person acted, executed the instrument.

NOTARYPUBLIC

BRIGHTON HALL
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50114265
MY COMMISSION EXPIRES OCTOBLE 7, 2004

Declaration of Value FOR RECORDERS OPTIONAL USE ONLY Document/Instrument # 1. Assessor Parcel Number(s) Book: Page: a) 1318-26-101-006 Date of Recording: **b**) Notes: c) d) 2. Type of Property: a) U 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 Time share **Total Value/Sales Price of Property:** 3. \$ 500.00 Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value per NRS 375.010, Section 2: \$ 500.00 s 1.95 Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: 100 % 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 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. Capacity Attorney for Ms. Parstole Signature Signature Capacity **BUYER (GRANTEE) INFORMATION** SELLER (GRANTOR) INFORMATION (REQUIRED) (REQUIRED) Print Name: Frances L. Pastore Print Name: Joseph Dane & Colleen A. Dane, H & W Address: 412 Virginia Avenue Address: 306 N. Alamo Drive City: Collingswood City: Vacaville State: California State: New Jersey Zip: 08107-1937 Zip: 95688 COMPANY REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER) Escrow # 8JDC Case# P17-090537-E Print Name: Mark A. Goodman Esq. Address: 401 Ryland Street, Suite 117 Zip: 89502 City: Reno State: Nevada

State of Nevada