

APN# 131930616010.PT.



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: Jesse Garcia

Address: 3721 Moore St.

City/State/Zip: Houston Tx.77009

Mail Tax Statements to:

Name: Tahoe Summit Village

Address: P.O.Box 4917

City/State/Zip: Stateline,Nevada 89449

Grant,Bargain & Sale Deed

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

**TAHOE SUMMIT VILLAGE  
GRANT, BARGAIN & SALE DEED**

THE STATE OF NEVADA

COUNTY OF DOUGLAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

**THIS INDENTURE**, made this 2 day of May, 2022, between Jesse T. Garcia and wife, Yolanda Garcia, Grantors, and Jesse John Garcia and Katherine Ann Garcia, husband and wife as joint tenants, Grantee;

**WITNESSETH:**

That Grantors, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt of which 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 situated in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is 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 reservations and leases, if any, rights, rights of way, agreements and the Declaration of Time Share Covenants, Conditions and Restrictions for Tahoe Summit Village Recorded October 24, 1983, at Book 1083, Page.3380, as Document No. 089976, and the First Amendment to Declaration of Time Share Covenants, Conditions and Restrictions Recorded November 10, 1983 at Book 1183, Page 1211, as Document No. 090832, Official Records of Douglas County, Nevada, and which Declaration and Amendment 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 their assigns forever.

IN WITNESS WHEREOF, the Grantors have executed their conveyance the day and year first hereinabove written.

TO HAVE AND HOLD the above-described property and premises unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever. This conveyance is made without warranty, express or implied.

Whenever used in this document, unless the context clearly indicates a contrary intent or unless otherwise specifically provided herein, the pronouns of any gender shall include the other genders, including the neuter, and either the singular or plural shall include the other.

IN WITNESS WHEREOF, the Grantors have executed their conveyance the day and year first hereinabove written.

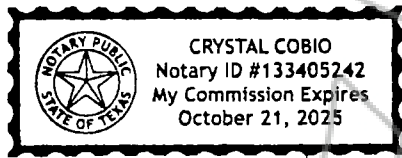
Jesse T. Garcia  
Jesse T. Garcia

Yolanda Garcia  
Yolanda Garcia

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

Before me, a Notary Public in and for the County and State, personally appeared the above-named Jesse T. Garcia and Yolanda Garcia, who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

This instrument was acknowledged before me on May 2<sup>nd</sup>, 2022, by Jesse T. Garcia and Yolanda Garcia, for the purposes stated herein.



Crystal Cobio  
Notary Public -

My commission expires - October 21<sup>st</sup>, 2025

After Recording Return to:

Jesse/Katherine Garcia  
3721 Moore Street  
Houston, TX 77009

## EXHIBIT "A"

### DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A Time Share Interest comprised of the following:

#### PARCEL ONE:

An undivided 1/51<sup>st</sup> interest in and to that certain condominium estate described as follows:

- (a) Condominium Unit No. 10, Building B, as set forth in the condominium map of Lot 33, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records of Douglas County, State of Nevada, during One (1), "Use Period" within the Summer "Season" as defined in the Declaration of Time Share Covenants, Conditions and Restrictions, originally recorded on April 5, 1983 as Document No. 78473, and as rerecorded on May 24, 1983, as Document No. 80819 in the Official Records, Douglas County, State of Nevada, and the Declaration of Time Share Covenants, Conditions and Restrictions recorded on October 24, 1983, as Document No. 89976 and as amended by the First Amendment to Declaration of Time Share Covenants, Conditions and Restrictions recorded on November 10, 1983, as Document No. 090832 in the Official Records of Douglas County, State of Nevada.
- (b) An undivided 1/11<sup>th</sup> interest in and to the common area designated, depicted and described in the condominium map of Lot 33, Building B, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records of Douglas County, State of Nevada, during and for the "Use Period" set forth in subparagraph (a) above.

#### PARCEL TWO:

A non-exclusive right to use the "Special Common Area" as defined, and for the purposes and on the terms and conditions set forth, in that certain Declaration of Annexation (Tahoe Summit Village) and Grant, Bargain and Sale Deed recorded May 27, 1987 in Book 587 at Page 2664 as Document No. 155368, Official Records of Douglas County, State of Nevada, during and for the "Use Period" set forth in said subparagraph (a) above.

#### PARCEL THREE:

A non-exclusive right to use the real property known as Common Area on the official map of Tahoe Village Unit No. 2, recorded March 29, 1974 as Document No. 72495, Official Records of Douglas County, State of Nevada, as amended and modified, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973 as Document No. 63681, Official Records of Douglas County, State of Nevada, and as amended by instruments recorded with said County and State on September 28, 1973, as Document No. 69063, in Book 973, Page 812 and July 2, 1976, as Document No. 01472 in Book 776, Page 87 of Official Records during and for the "Use Period" set forth in subparagraph (a) above.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said Use Period within said Season

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-30-616-010 Pt.  
 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 \_\_\_\_\_

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

3. Total Value/Sales Price of Property: \$1,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$3.90

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

5. Partial Interest: Percentage being transferred: 100.00 %

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 Yolanda Garcia Capacity \_\_\_\_\_ Grantor

Signature Jesse J. Garcia Capacity \_\_\_\_\_ Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Jesse T. Garcia / Yolanda Garcia  
 Address: 5211 Jorns  
 City: Houston  
 State: Texas Zip: 77045

Print Name: Jesse John Garcia / Katherine Ann Garcia  
 Address: 3721 Moore Street  
 City: Houston  
 State: Texas Zip: 77009

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: N/A Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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