



KAREN ELLISON, RECORDER

Recording requested by:  
Leslie Spear  
PO Box 3140  
Stateline, NV. 89449  
When recorded mail to and mail tax  
statements to:  
Holiday Inn Club Vacations Inc.  
Attn: Deeding Dept.  
9271 South John Young Pky.  
Orlando, FL. 32819

Space above this line for recorder's use

# Nevada Grant Deed

Signature of Declarant or Agent  
Determining Tax

Agent's Title and  
Organization Name

Transfer tax computed on the consideration or value of property conveyed OR computed on the consideration or value less liens or encumbrances remaining at the time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Lydia E. Gonzalez (hereinafter referred to as the "Grantor"). grants, conveys,  
and transfers to Bernard Xavier (hereinafter referred to as the "Grantee") the  
following described real property in the City of Stateline, County of  
Douglas, located in the State of Nevada.

The property is located at 400 Ridge Club Drive  
and has the following legal description:  
See Exhibit A

A Portion of APN: 1319-30-722-005

Lydia E. GONZALEZ-Graf  
Grantor's Name  
Lydia E. Gonzalez Graf  
Grantor's Signature  
9/14/22  
Date

Bernard Xavier  
Grantee's Name  
[Signature]  
Grantee's Signature  
9/28/22  
Date

# Notary Acknowledgment

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by the undersigned, \_\_\_\_\_, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

\_\_\_\_\_  
Printed Name of Notary Public

\_\_\_\_\_  
Signature of Notary Public

My commission expires: \_\_\_\_\_

(seal)

See ATTACHED

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 )  
 ) SS.  
COUNTY OF SAN DIEGO )

On September 14, 2022 before me, C. Hernandez,  
Notary Public, personally appeared LYDIA E. GONZALEZ-GRAF, who 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 capacities, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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]  
Notary Public

# EXHIBIT A

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 32 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 101 to 120 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 105 as shown and defined on said last mentioned map and 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 the modifications 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 5th 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 SPRING/FALL "use season", as said quoted terms are defined in the Declaration of restrictions, recorded January 11, 1982, as Document No. 63825 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.

358120

BK0395P62406



## Douglas County Recorder's Office

**Karen Ellison, Recorder**

<http://recorder.co.douglas.nv.us>

[kellison@co.douglas.nv.us](mailto:kellison@co.douglas.nv.us)

(775) 782-9027

### LEGIBILITY NOTICE

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.

Carol Gonzalez-Sheak  
Signature

10/18/2022  
Date

Carol Gonzalez-Sheak  
Printed Name

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

Main phone (775) 782-9025 - FAX (775) 783-6413

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) portion of APN 1319-30-722-005  
 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: <u>Check by Central to correct values at \$101</u>	

3. Total Value/Sales Price of Property: \$101.00 101.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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 Lydia E. Gonzalez Graf Capacity \_\_\_\_\_ Seller  
 Signature Bernard Xavier Capacity \_\_\_\_\_ Buyer

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Lydia E Gonzalez  
 Address: 11588 Via Rancho San Diego #2074  
 City: El Cajon  
 State: CA Zip: 92019

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Bernard Xavier  
 Address: PO Box 30, 30 Lakefront Dr.  
 City: Glenbrook  
 State: NV Zip: 89413

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)