

APN: 1318-26-101-006
Recording requested by and mail documents and
tax statements to:

Name: Melissa Fibrow and Michael Hersh

Address: 1712 Rothchild Drive

City/State/Zip: Modesto, CA 95355

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SHAWNYNE GARREN, RECORDER

RPTT: 1.3 **GRANT, BARGAIN, and SALE DEED**

THIS INDENTURE WITNESS That the GRANTOR(S):
Tim Ponder, an unmarried man

for and in consideration of One hundred one Dollars
(\$ 101.00), the receipt of which is hereby acknowledged, do hereby GRANT,
BARGAIN, SALE, and CONVEY to the GRANTEE(S):

Melissa Fibrow, an unmarried woman and Michael Hersh, an unmarried man

all that real property situated in the City of _____, County of Douglas,
State of Nevada, bounded and described as follows: *(Set forth legal
description and commonly known address)*

Commonly Known Address:
see legal description attached hereto and made a part hereof

Legal Description:

see legal description attached hereto and made a part hereof

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 13 day of January, 2023.

Timothy Curtis Ponder
Signature of Grantor

Signature of Grantor

Timothy Curtis Ponder
Print or Type Name Here

Print or Type Name Here

STATE OF CA)
COUNTY OF Alameda)

On this 13 day of January, 20 23, personally appeared before me, a Notary Public Timothy Curtis Ponder,

personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned. Witness my hand and official seal.

S. Eads Kendro
Notary Public
My Commission Expires: July 12, 2023

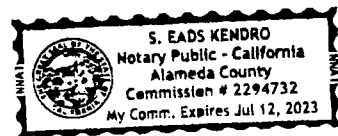


EXHIBIT A

The land situated in the State of Nevada, County of Douglas and described as follows:

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. Michelsen 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 easements 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 78917 and again amended by an instrument recorded July 20, 1983 in Book 783, at 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.

33084

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-26-101-006
 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 Time Share

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

3. Total Value/Sales Price of Property: \$ 101.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ \$101.00
 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: 100.0 % of 1/3213

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 Tim Ponder Capacity _____ Seller

Signature Melissa Fibrow / Michael Hersh Capacity _____ Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tim Ponder
 Address: 12458 Mines Road
 City: Livermore
 State: CA Zip: 94550

Print Name: Melissa Fibrow and Michael Hersh
 Address: 1712 Rothchild Drive
 City: Modesto
 State: CA Zip: 95355

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Melissa Fibrow and Michael Hersh Escrow # _____
 Address: 1712 Rothchild Drive
 City: Modesto State: CA Zip: 95355

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