

DOUGLAS COUNTY, NV

2023-995029

RPTT:\$7.80 Rec:\$40.00

\$47.80 Pgs=3

03/28/2023 01:23 PM

VACATION OWNERSHIP TITLE AGENCY

SHAWNYNE GARREN, RECORDER

A.P.N. No.:	A ptn of 1319-30-616-019
R.P.T.T.	\$7.80
Escrow No.:	20223779
Title No.	20223779
Recording Requested By:	
Vacation Ownership Title Agency, Inc.	
Mail Tax Statement To:	
Same as Below	
When Recorded Mail To:	
TAHOE SUMMIT VILLAGE TIME SHARE ASSOCIATION	
P.O. Box 4917	
Stateline, NV 89449	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

AVA LEE TUNE, an unmarried woman

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

TAHOE SUMMIT VILLAGE TIME SHARE ASSOCIATION, a Nevada nonprofit corporation

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 3/20/2023

Ava Lee Tune
Ava Lee Tune

State of Texas

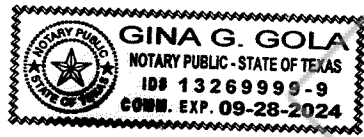
County of *Williamson*

}
} ss.
}

This instrument was acknowledged before me on 03-20-2023 (date)

By: AVA LEE TUNE

Signature: *Gina G. Gola*
Notary Public



COOPER

EXHIBIT "A"

LEGAL DESCRIPTION

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

A Time Share interest comprised of the following:

PARCEL ONE:

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

- (a) Condominium Unit No. 19 (now known as 619), 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" (also known as Interval 19) as defined in the Declaration of Time Share Covenants, Conditions and Restrictions originally recorded on April 5, 1983 as Document No. 78473, and as re-recorded May 24, 1983 as Document No. 80819, Official Records of 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, Official Records of Douglas County, State of Nevada. (Commonly known as Legacy Control Number 331148)
- (b) An undivided 1/11th 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 subparagraph (a) above.

PARCEL THREE:

A non-exclusive right to use the real property known as Common Area on the Official Map of Tahoe Summit 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 of Douglas County, State of Nevada 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 FORM**

1. Assessor Parcel Number(s)
 a) A ptn of 1319-30-616-019
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:
 a) Vacant Land b) Single Family Res.
 c) Condo/Townhouse d) 2-4 Plex
 e) Apartment Bldg. f) Commercial/Industrial
 g) Agricultural h) Mobile Home
 i) Other - Timeshare

3. a. Total Value/Sales Price of Property	<u>\$2,000.00</u>
b. Deed in Lieu of Foreclosure Only (Value of Property)	<u>()</u>
c. Transfer Tax Value	<u>\$2,000.00</u>
d. REAL PROPERTY TRANSFER TAX DUE:	<u>\$7.80</u>

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 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 *Ava Lee Tune* Capacity: _____ Grantor
 Ava Lee Tune

Signature _____ Capacity: _____ Grantee
 ALAN DICKLER, President, Tahoe Summit Village
 Time Share Association

SELLER (GRANTOR) INFORMATION
 Print Name: AVA LEE TUNE
 Address: 807 Randall St.
 City/State/Zip: Taylor, TX 76574

BUYER (GRANTEE) INFORMATION
 Print Name: TAHOE SUMMIT VILLAGE TIME SHARE ASSOCIATION
 Address: P.O. Box 4917
 City/State/Zip: Stateline, NV 89449

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company Name: Vacation Ownership Title Agency, Inc. Escrow No.: 20223779
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip: 89706