

DOUGLAS COUNTY, NV

2024-1003605

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

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VACATION OWNERSHIP TITLE AGENCY

SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1318-15-823-001
<b>R.P.T.T.</b>	\$1.95
<b>Escrow No.:</b>	20234470
<b>Recording Requested By:</b>	
<b>Vacation Ownership Title Agency, Inc.</b>	
<b>Mail Tax Statement To:</b>	
Worldmark, Club Wyndham	
180 Elks Point Rd.	
Zephyr Cove, NV 89448	
<b>When Recorded Mail To:</b>	
RAMON INIGUEZ	
909 Little Ln. Apt. 2002	
Carson City, NV 89701	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**PENNY M. HILL, a widow** who acquired title as a single woman

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

**RAMON INIGUEZ and ESTHELA INIGUEZ, husband and wife as joint tenants with right of survivorship**

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.

Dated: Dec. 23, 2023

*Penny M. Hill*  
PENNY M. HILL

# ACKNOWLEDGEMENT

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 )  
County of Sacramento )

On Dec. 23, 2023 before me Stella Noel Helton  
(insert name and title of the officer)

personally appeared PENNY M. HILL,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 

(Seal)

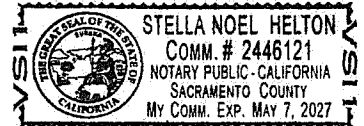


Exhibit 'A'

Fractional Interest Letter E consisting of an undivided one-thirteenth (1/13<sup>th</sup>) ownership interest as tenant in common in Residence Club Unit No. 14101 contained within South Shore, a Nevada condominium project, as identified and established in the Condominium Plat of South Shore, a Commercial Subdivision recorded on December 5, 2002 in Book 1202, at Page 2181, as Document No. 559872 in the office of the County Recorder for Douglas County, State of Nevada, as further described in the Declaration of Condominium – South Shore recorded on December 5, 2002, in Book 1202, at Page 2182, Document No. 559873, together with the undivided interest in the Common Elements appurtenant to said Fractional Interest, and together with the exclusive right to possession and occupancy of such Residence Club Unit during certain Occupancy Periods in accordance with the Declaration of Covenants, Conditions, Easements and Restrictions for the Residence Club at South Shore recorded on December 5, 2002 in Book 1202, at Page 2217, as Document No. 559874.

TOGETHER with all and singular tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. All general and special taxes that are currently due and payable and are a lien against the property.
2. All of the terms, provisions, conditions, rights, privileges, obligations, easements, liens and limitations on title set forth in the above-described Declarations.
3. Such other covenants, conditions, restrictions, reservations, rights, rights of way, easements and other matters of record, if any, which may now affect the above-described property.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of 1318-15-823-001  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

2. Type of Property:
- |   |   |
|---|---|
| a) <input type="checkbox"/> Vacant Land                       | b) <input type="checkbox"/> Single Family Res.    |
| c) <input type="checkbox"/> Condo/Townhouse                   | d) <input type="checkbox"/> 2-4 Plex              |
| e) <input type="checkbox"/> Apartment Bldg.                   | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural                      | h) <input type="checkbox"/> Mobile Home           |
| i) <input checked="" type="checkbox"/> Other <u>Timeshare</u> |   |

3. a. Total Value/Sales Price of Property	500.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	()
c. Transfer Tax Value	\$500.00
d. 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 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 *Penny M. Hill* Capacity: \_\_\_\_\_ Grantor  
 PENNY M. HILL

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee  
 RAMON INIGUEZ

**SELLER (GRANTOR) INFORMATION**  
 Print Name: PENNY M. HILL  
 Address: 6017 Winding Way #226  
 City/State/Zip: Carmichael, CA 95608

**BUYER (GRANTEE) INFORMATION**  
 Print Name: RAMON INIGUEZ  
 Address: 909 Little Ln. Apt. 2002  
 City/State/Zip: Carson City, NV 89701

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)  
 Company \_\_\_\_\_ Escrow No.: 20234470  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706