



SHAWNYNE GARREN, RECORDER E05

APN: 1319-30-712-001 (portion)

RECORDING REQUESTED BY:

Alan E. Deegan & Cathleen E. Deegan

AFTER RECORDATION, RETURN BY MAIL TO:

Barbara Deegan Arnold
8951 E. Jamison Ave.
Centennial, CO 80112

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED - TIMESHARE

THIS INDENTURE WITNESSETH: On this ___ day of _____, 2023, Alan E. Deegan and Cathleen E. Deegan, husband and wife as joint tenants with right of survivorship, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to their daughter Barbara Deegan Arnold, a married woman as her sole and separate property, and to the heirs and assigns of such Grantee forever, their interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Alan E. Deegan
Alan E. Deegan
Cathleen E. Deegan
Cathleen E. Deegan

STATE OF Colorado)
COUNTY OF Douglas) ss.

This instrument was acknowledged before me on the 22 day of December 2023, by Alan E. Deegan and Cathleen E. Deegan.

Jaqueline A Rendon
Notary Public

JACQUELINE A RENDON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174037938
MY COMMISSION EXPIRES SEPTEMBER 11, 2025

EXHIBIT "A" (160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real, property and improvements as follows: An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 395458 in Book 995 at Page 2133, Official Records, Douglas County, Nevada. EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South $-31^{\circ}11'12''$ East 81.16 feet; thence South $58^{\circ}48'39''$ West 57.52 feet; thence North $31^{\circ}11'12''$ West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of $18^{\circ}23'51''$, an arc length of 57.80 feet the chord of said curve bears North $60^{\circ}39'00''$ East 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot, 160 only, for one Use Period every other year in odd-numbered years in accordance with said Declaration.

A portion of APN: 1319-30-712-001

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-712-001 (portion)
 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: _____	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5
 b. Explain Reason for Exemption: Transfer from parents to daughter without consideration

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 Alan E. Deegan Capacity _____ Grantor

Signature Cathleen E. Deegan Capacity _____ Grantor

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Alan E. Deegan & Cathleen E. Deegan
 Address: 60 Canongate Ln.
 City: Highlands Ranch
 State: C) Zip: 80130

Print Name: Barbara Deegan Arnold
 Address: 8651 E. Jamison Ave.
 City: Centennial
 State: CO Zip: 80112

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)