

DOUGLAS COUNTY, NV

2024-1005616

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

03/15/2024 10:17 AM

VACATION OWNERSHIP TITLE AGENCY

SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1318-26-101-006
R.P.T.T.	\$1.95
Escrow No.:	20244797
Recording Requested By:	
Vacation Ownership Title Agency, Inc.	
Mail Tax Statement To:	
TriCom Management	
4025 E. La Palms Ave. Suite 101	
Anaheim, CA 92807	
When Recorded Mail To:	
ELEANORE HOFFMAN	
2491 Domingo St.	
Las Vegas, NV 89121	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

KENNETH L. JOSSELYN and JANET A. JOSSELYN, husband and wife

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


ELEANORE HOFFMAN, an unmarried woman

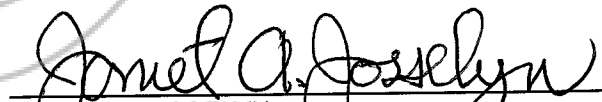
and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See **Exhibit 'A'** attached hereto and by reference made a part hereof.

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: 3/7/24


KENNETH L. JOSSELYN


JANET A. JOSSELYN

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 ORANGE)

On 3.7.24 before me J. ROMAN - Notary Public
(insert name and title of the officer)

personally appeared KENNETH L. JOSSELYN and JANET A. JOSSELYN
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)

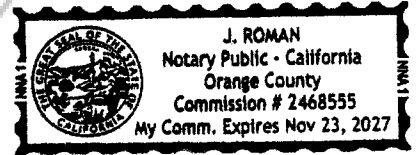


EXHIBIT "A"

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

An undivided one-three thousand two hundred and thirteenths (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 amended 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 and amendments thereto 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; amended by an instrument recorded April 20, 1983, in Book 483, at Page 1021 as Document No. 78917; amended by an instrument recorded July 20, 1983, in Book 783, at Page 1688 as Document No. 84425; amended by an instrument recorded October 14, 1983, in Book 1083, at Page 2572 as Document No. 89535; amended by an instrument recorded August 31, 1987, in Book 887, at Page 3987 as Document No. 161309; amended by an instrument recorded November 30, 1987, in Book 1187, at Page 3946 as Document No. 167429; and amended by an instrument recorded March 25, 1996, in Book 0396, at Page 3827 as Document No. 383937, Official Records of the County of Douglas, State of Nevada ("Declaration"), during a "Use Period", within the LOW 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.

A PORTION OF APN: 1318-26-101-006 / 07-130-19
INTERVAL NO.: 4711-3709

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A portion of 1318-26-101-006
 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	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 *Kenneth L. Josselyn* Capacity: _____ Grantor
 KENNETH L. JOSSELYN

Signature _____ Capacity: _____ Grantee
 ELEANORE HOFFMAN

SELLER (GRANTOR) INFORMATION
 Print Name: KENNETH L. JOSSELYN
 Address: 22162 Cosala
 City/State/Zip: Mission Viejo, CA 92691

BUYER (GRANTEE) INFORMATION
 Print Name: ELEANORE HOFFMAN
 Address: 2491 Domingo St.
 City/State/Zip: Las Vegas, NV 89121

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company _____ Escrow No.: 20244797
 Name: Vacation Ownership Title Agency, Inc.
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip: 89706