

DOUGLAS COUNTY, NV

2024-1010925

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/13/2024 01:15 PM

VACATION OWNERSHIP TITLE AGENCY

SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	A ptn of 1318-26-101-006
<b>R.P.T.T.</b>	\$ 0.00
<b>Escrow No.:</b>	20245169
<b>Recording Requested By:</b>	
Vacation Ownership Title Agency, Inc.	
<b>Mail Tax Statement To:</b>	
Kingsbury Crossing HOA - c/o Tricom Mgmt.	
4025 E. La Palma Ave., Suite 103	
Anaheim, CA 92807	
<b>When Recorded Mail To:</b>	
ROBERT F. BLOOM and ELIZABETH BLOOM	
4340 Whispering Oak Dr.	
Granite Bay, CA 95746	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**THOMAS CHARLES SANGER and KAY KENADY SANGER, Trustees of the THOMAS CHARLES SANGER AND KAY KENADY SANGER REVOCABLE TRUST**

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

**ROBERT F. BLOOM and ELIZABETH BLOOM**, Trustees of THE ROBERT AND ELIZABETH BLOOM 2008 LIVING TRUST, dated October 23, 2008, as amended

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:

Kingsbury Crossing, High Season, Annual Use, Stateline, NV 89449. See Exhibit 'A' attached hereto and by this 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: 7/26/24

THOMAS CHARLES SANGER AND KAY KENADY SANGER REVOCABLE TRUST

  
Thomas Charles Sanger, Trustee

  
Kay Kenady Sanger, Trustee

# 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 San Diego )

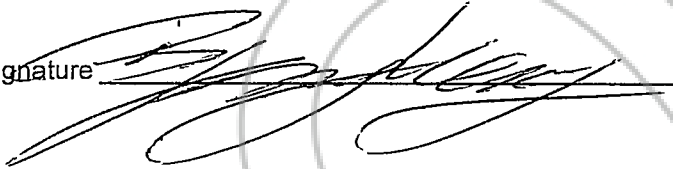
On July 26, 2024 before me BYUNG KANG, Notary Public  
(insert name and title of the officer)

personally appeared THOMAS CHARLES SANGER and KAY KENADY SANGER,  
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.

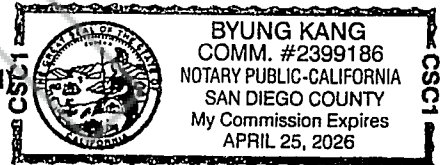
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

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 **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.

A PORTION OF APN: 1318-26-101-006

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of 1318-26-101-006  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording: <u>Purchase Agr. ok-A.B.</u>	
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	_____	\$1.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	_____	()
c. Transfer Tax Value	_____	\$1.00
d. REAL PROPERTY TRANSFER TAX DUE:	_____	0.00

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 \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantor

THOMAS CHARLES SANGER

Signature [Signature] Capacity: \_\_\_\_\_ Grantee

ROBERT F. BLOOM

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name: THOMAS CHARLES SANGER  
 Address: 1585 Calle Camille  
 City/State/Zip: La Jolla, CA 92037

Print Name: ROBERT F. BLOOM  
 Address: 4340 Whispering Oak Dr.  
 City/State/Zip: Granite Bay, CA 95746

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company \_\_\_\_\_ Escrow No.: 20245169  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706