

19
Assessor's Parcel Number: a portion of
42-286-14
1319-30-644-081

Recording Requested By:
MILLER & ANGEVINE
Name: A Professional Corporation

13215 E. Penn Street
Address: Suite 205

City/State/Zip Whittier, CA 90602

Real Property Transfer Tax:

DOC # 0791995
11/03/2011 03:47 PM Deputy: SG
OFFICIAL RECORD
Requested By:
MILLER & ANGEVINE

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 6 Fee: 19.00
BK-1111 PG- 636 RPTT: # 7



\$ _____

Grant, Bargain, Sale Deed
(Husband and Wife to Trust)

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

APN: A portion of APN 42-286-14)
Affix R.P.T.T. \$ -0-)
RECORDING REQUESTED BY AND WHEN)
RECORDED MAIL TO:)
MILLER & ANGEVINE)
A Professional Corporation)
13215 E. Penn Street, Suite 205)
Whittier, CA 90602-1722)
MAIL TAX STATEMENTS TO:)
James P. Ingram & Kathleen P. Ingram, Trustees)
13421 Beverly Boulevard)
Whittier, CA 90601)

ABOVE THIS LINE RESERVED FOR RECORDING ONLY

GRANT, BARGAIN, SALE DEED
(Husband and Wife to Trust)

KNOW BY ALL MEN THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF NO DOLLARS (\$-0-) and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES PAUL INGRAM and KATHLEEN PAULA INGRAM, Husband and Wife as Joint Tenants with Right of Survivorship**, herein referred to as "Grantors", do hereby Grant, Bargain, Sell and Convey unto **JAMES P. INGRAM & KATHLEEN P. INGRAM, as Trustees of the Ingram Family Trust dated September 28, 2011**, herein referred to as "Grantees", the following land and property together with all improvements located thereon lying in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appurtenant and the reversion and reversions, remainder and remainders, rents, issues or profits thereof.

SUBJECT TO any and all matters of record, including taxes , assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements and Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded February 14, 1984, as Document No. 96758, Liber 284, Page 5202, Official Recorder of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

Prior instrument reference: The Ridge Tahoe Grant, Bargain Sale Deed recorded in Book 189, Pages 1782 and 1783, as Instrument No. 194476, on January 17, 1989, of the Recorder of Douglas County, State of Nevada.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises, that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

We, the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security Number.

Witness Grantors hands this 28 day of September, 2011.



JAMES PAUL INGRAM, Grantor



KATHLEEN PAULA INGRAM, Grantor

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On September 28, 2011, before me, ELIZABETHANNE MILLER ANGEVINE, notary public, personally appeared JAMES PAUL INGRAM and KATHLEEN PAULA INGRAM, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.


ELIZABETHANNE MILLER ANGEVINE
Notary Public



Grantors Name, Address & Phone:
James Paul Ingram & Kathleen Paula Ingram
13421 Beverly Boulevard
Whittier, CA 90601
(562) 693-1104

Grantees Name, Address & Phone:
James P. Ingram & Kathleen P. Ingram,
Trustees of the Ingram Family Trust
Dated 09/28/2011
13421 Beverly Boulevard
Whittier, CA 90601
(562) 693-1104

**SEND TAX STATEMENTS TO
GRANTEES**

EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

(A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (Inclusive) and Unites 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan Recorded as Document No. 182057, Official Records of Douglas County, Nevada.

(B) Unit No. 072 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Documents No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as document No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

(A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document no. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East,
- and -

- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which as interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) if Parcel One and Parcels Two, Three and Four above for all of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, During ONE use weeks within the PRIME SEASON, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A PORTION OF APN 42-286-14

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