

DOUGLAS COUNTY, NV

2014-850458

RPTT:\$7.80 Rec:\$16.00

\$23.80 Pgs=3

10/07/2014 08:20 AM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

Prepared by:  
Diana Gartland  
When recorded return to:  
LT Transfers  
4513 Hwy 129N  
Cleveland, GA 30528

APN # 1319-30-723-000

Mail tax statements to:  
Ridge Tahoe Resort  
400 Ridge Club Drive  
Stateline, NV 89449

**GRANT, BARGAIN, SALE DEED**  
THE RIDGE Tahoe

This indenture, made this 22<sup>ND</sup> day of SEPTEMBER, 2014, between **Diana Gartland and James Gartland, Wife and Husband as Joint Tenants with Right of Survivorship**, whose address is: 2503 Outrigger Drive, San Leandro, California 94577, hereinafter called the "Grantors", and **Douglas Burton and Wendy Burton, Husband and Wife as Joint Tenants with Right of Survivorship**, whose address is: 129 River Ridge Way, Folsom, California 95630, hereinafter called the "Grantees".

**WITNESSETH:**

That said Grantor, in consideration of the sum of Two Thousand Dollars and No/100 (\$2,000.00), paid to Grantor by Grantee, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Grantee and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in Douglas County, Nevada, to wit:

**"SEE attached Exhibit A"**

**DERIVATION:** This is the exact same property conveyed to Grantor by Deed recorded September 1, 2006 as Document Number 0683583 in Book 0906, at Page 0296 of Official Records of Douglas County, Nevada.

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

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

The benefits and obligations hereunder shall inure to and be binding upon the heirs executors, administrators, successors and assigns of the respective parties hereto. The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

TO HAVE AND TO HOLD the same in fee simple forever.

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

*Diana Gartland*  
Diana Gartland, Grantor

*James Gartland*  
James Gartland, Grantor

STATE OF CALIFORNIA  
COUNTY OF ALAMEDA

On 9-22- 2014, before me, JOHN D. CHURCH, a Notary Public, personally appeared **Diana Gartland and James Gartland**, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument, the person or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

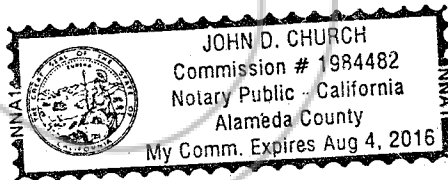
I certify under **penalty of perjury** under laws of California that the foregoing paragraph is true and correct.

WITNESS my hand at office, this 22 day of SEPTEMBER 2014.

*John D. Church*  
Notary Public signature

JOHN D. CHURCH  
Notary printed name

My commission expires: AUG-4th-2016



## Exhibit "A"

An undivided 1/51<sup>st</sup> interest as tenants-in-common in and to that certain real property and improvements as follows: (A) An undivided 1/20<sup>th</sup> interest in and to Lot **33** as shown on Tahoe Village Unit No. 3-13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 121 through 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and (B) Unit No. **128** as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for **The Ridge Tahoe** recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of **The Ridge Tahoe Phase III** recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lots **31, 32 or 33** only, for one week in the **Summer** "Season" as defined in and in accordance with said Declaration.

A portion of APN: 1319-30-723-000

END OF Exhibit "A"

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-30-723-000  
 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  
 Other Timeshare

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property \$ 2,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 2,000.00  
 d. Real Property Transfer Tax Due \$ 7.80

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 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 Melanie Welborn Capacity: Agent  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Diana Gartland  
 Address: 2503 Outrigger Dr.  
 City: San Leandro  
 State: CA                      Zip: 94577

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Douglas Burton  
 Address: 129 River Ridge Way  
 City: Foisom  
 State: CA                      Zip: 95630

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Ready Legal Support Inc                      Escrow # \_\_\_\_\_  
 Address: 4513 Hwy 129 N  
 City: Cleveland                      State: GA                      Zip: 30528