

DOUGLAS COUNTY, NV

2014-850505

RPTT:\$3.90 Rec:\$18.00

\$21.90 Pgs=5

10/08/2014 10:20 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-643-058
R.P.T.T.	\$ 3.90
Escrow No.	20141584- TS/AH
Title No.	None
<b>Recording Requested By:</b>	
Stewart Vacation Ownership	
<b>Mail Tax Statements To:</b>	
Ridge Tahoe P.O.A. P.O. Box 5790 Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
Jennifer Liem 1926 S. Pacific Coast Highway #102 Redondo Beach, CA 90277	

### GRANT, BARGAIN, SALE DEED

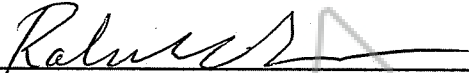
THIS INDENTURE WITNESSETH: That **ROLAND S.C. TSAI**, an unmarried man and **ELSA LU**, an unmarried woman who acquired title as **ROLAND S.C. TSAI** and **ELSA L.R. TSAI**, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **JENNIFER LIEM**, an unmarried woman and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Terrace Building, Every Year Use, Account #2805015A, 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.

THIS DEED IS EXECUTED IN COUNTERPART, EACH OF WHICH IS DEEMED AN ORIGINAL BUT SUCH COUNTERPARTS TOGETHER CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

Dated: 26 AUG 2014

  
\_\_\_\_\_  
Roland S.C. Tsai

\_\_\_\_\_  
Elsa L.R. Lu

This document is recorded as an **ACCOMMODATION ONLY** and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

ACKNOWLEDGMENT

State of Taiwan  
City of Taipei )  
American Institute in ) ss)  
County of Taiwan, Taipei Office )

Steven G. Shayman  
Special Notary (PL96-8)  
Duly appointed and qualified  
My commission expires: June 29, 2015  
On 26 AUG 2014 before me, \_\_\_\_\_  
(insert name and title of the officer)

Personally appeared  
Roland Shih Chieh Tsai \_\_\_\_\_, 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 Steven G. Shayman (Seal)



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the  
document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title of Type of Document \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) other than named above: \_\_\_\_\_

Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_  
 Individual  
 Corporate Officer -- Title: \_\_\_\_\_  
 Partner  Limited  General  
 Attorney-in-fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_  
 Signer is Representing: \_\_\_\_\_

Right Thumbprint of  
signer  
Top of thumb Here

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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.

THIS DEED IS EXECUTED IN COUNTERPART, EACH OF WHICH IS DEEMED AN ORIGINAL BUT SUCH COUNTERPARTS TOGETHER CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

Dated: Aug-21-14

\_\_\_\_\_  
Roland S.C. Tsai

  
\_\_\_\_\_  
Elsa L.R. Lu

**This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.**

ACKNOWLEDGMENT

State of CALIFORNIA )

County of LOS ANGELES )

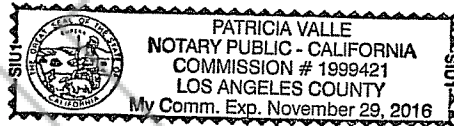
On AUGUST 21-2014 before me, PATRICIA VALLE Notary Public  
(insert name and title of the officer)

Personally appeared ELSA L.R. LU, 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 Patricia Valle (Seal)



OPTIONAL

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Description of Attached Document

Title of Type of Document \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) other than named above: \_\_\_\_\_

Capacity(ies) Claimed by Signer

Form with checkboxes for capacity types: Signer's Name, Individual, Corporate Officer - Title, Partner (Limited/General), Attorney-in-fact, Trustee, Guardian or Conservator, Other, Signer is Representing.

Right Thumbprint of signer  
Top of thumb Here

**EXHIBIT "A"**

**(28)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50<sup>th</sup> interest in and to Lot 28 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 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 050 as shown and defined on said map; 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 Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 Lot 28 only, for one week each year in accordance with said Declarations.**

**A Portion of APN: 1319-30-643-058**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-643-058
- 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 Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other Timeshare

3. Total Value/Sales Price of Property \$1,000.00  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$1,000.00  
 Real Property Transfer Tax Due: \$3.90

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: *Roland S.C. Tsai* Capacity: Grantor  
 Roland S.C. Tsai

Signature: \_\_\_\_\_ Capacity: Grantee  
 Jennifer Liem

**SELLER (GRANTOR) INFORMATION**

Print Name: Roland S.C. Tsai  
30443 Via Victoria  
 Address: \_\_\_\_\_  
Rancho Palos Verdes, CA  
 City/State/Zip: 90275

**BUYER (GRANTEE) INFORMATION**

Print Name: Jennifer Liem  
1926 S. Pacific Coast Highway  
 Address: #102  
Redondo Beach, CA 90277  
 City/State/Zip: \_\_\_\_\_

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

Company Name: Stewart Vacation Ownership Escrow No 20141584- TS/AH  
 Address: 10 Graves Drive  
 City Dayton State: NV Zip 89403