DOUGLAS COUNTY, NV RPTT:\$1.95 Rec:\$16.00 Total:\$17.95 STEWAR' TITLE

2014-851259 10/17/2014 11:08 AM



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A.P.N. #	A ptn of 1319-30-724-012			
R.P.T.T.	\$ 1.95			
Escrow No.	340112002			
Title No.	None			
Recording Requested By:				
Stewart Vacation Ownership				
Mail Tax Statements To:				
Same as Below				
When Recorded Mail To:				
Ridge Tahoe P.O.A.				
P.O. Box 5790				
Stateline, NV 89449				

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That JAMES B. ERICKSON, an unmarried man for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION, a Nevada non-profit corporation 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, Tower Building, Prime Season, Account No. 3401120A, 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: James B. Erickson State of Florida SS. County of Junter This instrument was acknowledged before me on (date) James B. Erickson by: Signature:

> 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.

Notary Public



## AFFIDAVIT

(Ridge Tahoe Property Owners Association)

STATE OF NEVADA ) SS County of Douglas )

Ridge Tahoe Property Owners Association, being first duly sworn upon oath, deposes and says:

That, for purposes of accepting delivery of the foregoing Deed in Lieu of Homeowners Assessment Foreclosure and affiant executing this Affidavit, he is a duly authorized officer or agent of the Grantee named therein; that he has read the Deed in Lieu of Homeowners Assessment Foreclosure and knows the contents thereof; that to the best of his knowledge, there is no statement contained in the terms, warranties and covenants therein set forth which is false; that in executing this Affidavit, and subject to the following proviso, Grantee hereby accepts said Deed in Lieu of Homeowners Assessment Foreclosure and agrees to its terms and covenants and approves the warranties therein contained, provided that there are no encumbrances, liens, adverse claims, defects, or other charges or matters appearing in the public records attaching subsequent to the recording of the original conveyance which affects the property deeded and provided further that Grantor is the sole, titled, record owner of the property.

Ridge Tahoe Property Owners Association

Marc B. Preston, Agent

Subscribed, sworn to and acknowledged before me on September 8, 2014

DEBORAH MAYORGA
HOTARY PUBLIC
STATE OF NEVADA
DOUGLAS COUNTY
MY COMMISSION EXPIRES: 09-27-16
CERTIFICATE NO: 12-9465-5

Notary Public

## **EXHIBIT "A"**

(34)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38th interest in and to Lot 34 as shown on Tahoe Village Unit No. 3 - 13th 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 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 011 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 recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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 the same unit type conveyed, in Lot 34 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-724-012

## STATE OF NEVADA DECLARATION OF VALUE

a) A ptn	arcel Number(s)		FOR RECORDER	R'S OPTION	AL USE ONLY	
u, <u>repuii</u>	of 1319-30-724-012		Document/Instru	ument No.		
b)			Book		Page	1
c)			Date of Recordi	ng:	\	_\
d)			Notes:		\	\
2. Type of Pro	perty			/		· \
a) Va	cant Land b)	Single	Family Residen	ce		. \
c) Co	ndo/Twnhse d)	2-4 PI	ex			, /
e) Ap	artment Bidg. f)	Comn	nercial/Industrial			
g) Ag	ricultural h)	Mobile	e Home			
i) X Oti	her Timeshare			1 1	\	`
	/Sales Price of Prope				\$500.00	
	eu of Foreclosure On	ly (Value of F	Property) (		)	
Transfer T			\ \ \ -	-/-/	\$500.00	
-	erty Transfer Tax Due	9:	/ /-	//	\$1.95	
4. If Exemption	on Claimeu: sfer Tax Exemption, p	or NPS 375	000 Section:			
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•	est: Percentage bein		: 100 %			
	/ /	7		7	<del></del>	
The undersigned	d declares and ackno	wledges un		- Th.		
NDO 075 440 II		· · · · · ·	der penalty of pe	rjury, pursu:	ant to NRS 37	5.060 and
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