DOUGLAS COUNTY, NV RPTT:\$27.30 Rec:\$17.00 Total:\$44.30

2014-851266 10/17/2014 11:08 AM

STEWART TITLE

Pas=5

A.P.N. #	A ptn of 1319-30-724-001 and	
	A ptn of 1319-30-645-003	
R.P.T.T.	\$ 27.30	
Escrow No.	340013502	
Title No.	None	
Recording Requested By:		
Stewart Vacation Ownership		
Mail Tax Statements To:		
Same as Belo	W	
When Recorded Mail To:		
Ridge Tahoe P.O.A.		
P.O. Box 579)	
Stateline, NV	89449	



KAREN ELLISON, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JACK C. SUMNER, also known as JACK SUMNER, a married 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:

Two Ridge Tahoe Weeks, Tower Building, Prime Season, Account #3400135A and Cascade Building, Every Year Use, Account #4225720A, Stateline, NV 89449. See Exhibits "A-1" (Account #3400135A) and 'A-2' (Account #4225720A) 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.

ERIS Y. SUMNER, present wife of the Grantor herein joins in the execution of this conveyance to release any interest, Community Property or otherwise, which she may have or be presumed to have in the above described property.

Dated: _	9/8/14		/	g Proc.
-)-0	Cle C. Surm	er ki	Day.	malls 1
Jack/C. Šu	imner	Eris Y. Su	Imner	
State of County of	} ss.			
79 ₆	nent was acknowledged before			
by: Ja	ck C. Sumner and Eris Y. Sumner	(date) - 		LAURA MAXWELL
Signature:	Laurennyan	el/		NOTARY PUBLIC • STATE OF UTAH My Commission Expires Dec. 26, 2016 COMMISSION NUMBER 661877

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

By: Warc B. Preston, Agent

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

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

Notary Public

EXHIBIT "A-1"

(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. 001 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: 1319-30-724-001

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.

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48^{ths} interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 257 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003

STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)	FOR RECORDER'S OPTIONAL USE ONLY
a) A ptn of 1319-30-724-001	Document/Instrument No.
b) A ptn of 1319-30-645-003	Book Page
c)	Date of Recording:
d)	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) X Other Timeshare	
3. Total Value/Sales Price of Property	
Deed in Lieu of Foreclosure Only	
Transfer Tax Value	\$6,774.00
Real Property Transfer Tax Due:	\$27.30_
4. If Exemption Claimed:	NIDO 075 000 O - 1:
a. Transfer Tax Exemption, per	
b. Explain Reason for Exemption5. Partial Interest: Percentage being t	
3. Partial interest. Percentage being t	ransferred: 100 %
IRS 375.110 that the information provid	edges, under penalty of perjury, pursuant to NRS 375.060 and led is correct to the best of their information and belief, and can
IRS 375.110 that the information provide supported by documentation if caurthermore, the disallowance of any clear result in a penalty of 10% of the tax	edges, under penalty of perjury, pursuant to NRS 375.060 and led is correct to the best of their information and belief, and can alled upon to substantiate the information provided herein aimed exemption or other determination of additional tax due, due plus interest at 1% per month. Trand Seller shall be jointly and severally liable for any
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