

DOUGLAS COUNTY, NV

2014-853362

RPTT:\$0.00 Rec:\$18.00

\$18.00 Pgs=5

11/25/2014 12:02 PM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

E03

APN: 1319-30-722-010

Recording requested by:
Elizabeth Fox

Return to:
Ready Legal Support, Inc.
d/b/a LT Transfers
PO Box 337
Cornelia, GA 30531

COVER PAGE FOR RE-RECORDING

ORIGINAL RECORDED DEED ATTACHED

RECORDED AS DOCUMENT # 849022, Book 914, Page 784 in the
Official Records of Douglas County, Nevada

RE-RECORD TO CORRECT PARCEL ID NUMBER LISTED ON DEED AND THE UNIT NUMBER
LISTED IN EXHIBIT "A", CORRECTIVE EXHIBIT "A" ATTACHED

THE GRANTOR

STEPHEN KENNETH AUSTIN and ELIZABETH FOX,
Husband and Wife as Joint Tenants with Right of
Survivorship, whose mailing address is: 64 Via Regalo, San
Clemente, California 92673

THE GRANTEE

JAMES MICHAEL SCHUMAN and MARSHA LYNN
SCHUMAN, Husband and Wife as Joint Tenants with Right
of Survivorship, whose mailing address is: 19 Harbour Isle
Drive West, # 303, Fort Pierce, Florida 34949

CORRECT UNIT NUMBER IS 110
CORRECT PARCEL NUMBER IS 1319-30-722-010

DOC # 849022
09/04/2014 10:56AM Deputy: AR
OFFICIAL RECORD
Requested By:
Ready Legal Support, Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-914 PG-784 RPTT: 3.90



Prepared by:
Elizabeth Fox
Return to:
LT Transfers
4513 Hwy 129N
Cleveland, GA 30528
APN # 1319-30-722-020
RPTT: \$390
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 21 day of AUGUST, 2014, between **Stephen Kenneth Austin and Elizabeth Fox, Husband and Wife, as Joint Tenants with Right of Survivorship**, whose address is: 64 Via Regalo, San Clemente, California 92673, hereinafter called the "Grantors", and **James Michael Schuman and Marsha Lynn Schuman, Husband and Wife as Joint Tenants with Right of Survivorship**, whose address is: 19 Harbour Isle Drive W 303, Fort Pierce, Florida 34949, hereinafter called the "Grantees".

WITNESSETH:

That said Grantor, in consideration of the sum of Two Hundred One Dollars and No/100 (\$201.00), 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 July 23, 2014 as Document Number 846794 in Book 714, at Page 5104 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 Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded September 17, 1982, as Document No. 71000, Liber 982, Page 753, Official Records 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.

"Grantor" and "Grantee" are used for singular or plural, as context requires.



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

SKA
Stephen Kenneth Austin, Grantor

Elizabeth F
Elizabeth Fox, Grantor

STATE OF CALIFORNIA
COUNTY OF ORANGE

On August 21 2014, before me Brad Meindertma a Notary Public, personally appeared Stephen Kenneth Austin and Elizabeth Fox, 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 21 day of August 2014.

Brad Meindertma
Notary Public signature

Brad Meindertma
Notary printed name

My commission expires: 12/1/15

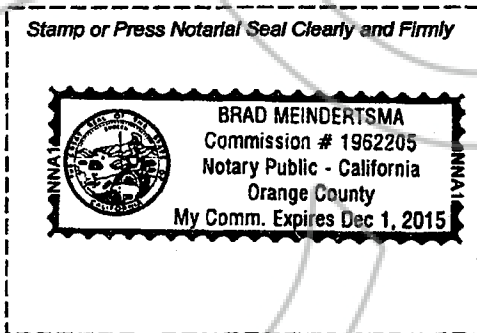




EXHIBIT "A"

A Timeshare Estate comprised of:

PARCEL ONE:

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

(A) An undivided **1/20th** interest, as tenants-in-common, in and to **Lot 32** of Tahoe Village Unit No. ; Fifth Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate Amendment recorded November 23, 1981 as Document No. 62661, all of Official Records of Douglas County, State of Nevada. Except therefrom Units 101 to 120 Amended Map and as corrected by Certificate of Amendment. (B) Unit No. **119** as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

PARCEL TWO:

A non-exclusive right to use the property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in Modification thereof recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Records ; recorded July 2, 1976, as Document No. 1472 in Book 776, 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 use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

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 1 North, Range 19 East, M.D.M., and (B) An easement for ingress, egress and public utility purposes, wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village Unit No. 3, recorded October 29, 1981 as Document No. 61012 Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use said UNIT and the non-exclusive right to use the real property referred to subparagraph (3) of Parcel One and Parcels Two, Three and Four above during ONE "Use Week" v the **Summer** "Use Season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

END OF EXHIBIT "A"

CORRECTIVE 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 **1/20th** interest, as tenants-in-common, in and to **Lot 32** of Tahoe Village **Unit No. 3**, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, all of Official Records of Douglas County, State of Nevada. Except therefrom Units 101 to 120 Amended Map and as corrected by Certificate of Amendment. (B) Unit No. **110** as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

PARCEL TWO:

A non-exclusive right to use the property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all 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 Modification 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 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 use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

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, M.D.M., and (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981 as Document No. 61012 Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use said UNIT and the non-exclusive right to use the real property referred to in subparagraph (3) of Parcel One and Parcels Two, Three and Four above during ONE "Use Week" within the **Summer** "Use Season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

END OF EXHIBIT "A"

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-30-722-010
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 03
- b. Explain Reason for Exemption: _____
rerecord to correct Exhibit A, parcel ID _____

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 *[Handwritten Signature]* Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>ELIZABETH FOX</u>	Print Name: <u>JAMES MICHAEL SCHUMAN</u>
Address: <u>64 VIA REGALO</u>	Address: <u>19 HARBOUR ISLE DR # 303</u>
City: <u>SAN CLEMENTE</u>	City: <u>FORT PIERCE</u>
State: <u>CA</u> Zip: <u>92673</u>	State: <u>FL</u> Zip: <u>34949</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: READY LEGAL SUPPORT, INC Escrow # _____

Address: PO BOX 337

City: CORNELIA State: GA Zip: 30531

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)