

DOUGLAS COUNTY, NV

2014-854611

RPTT:\$3.90 Rec:\$16.00

\$19.90 Pgs=3

12/18/2014 08:24 AM

THE TIMESHARE GROUP

KAREN ELLISON, RECORDER

Prepared By and Return To:  
The Timeshare Group  
1004 Quinn Drive Suite #8  
Waunakee, WI 53597  
Lonestar

PTN APN #: 1319-30-542-005

Mail Tax Statements to: **BG ASUX, LLC**, whose address is P.O. Box 190, Waunakee, WI 53597

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WARRANTY DEED

This Indenture, Made this **December 2, 2014**, between **Michael Milner and Gail Milner**, whose address is 5812 Morning Glory Lane, Plano, TX 75093, hereinafter called the "Grantor"\*, and **BG ASUX, LLC**, whose address is P.O. Box 190, Waunakee, WI 53597, hereinafter called the "Grantee"\*.

**Witnesseth:** That said Grantor, for good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold 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:

**The Ridge Sierra**, as more particularly described in the attached Exhibit "A."

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

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Waunakee, WI 53597  
Lonestar

Witness #3: Melissa George  
Melissa George

Grantor: Michael Milner  
Michael Milner

Witness #1: Cathy L. Locke  
Cathy L. Locke

Grantor: Gail Milner  
Gail Milner

Witness #2: Cathy L. Locke  
Cathy L. Locke

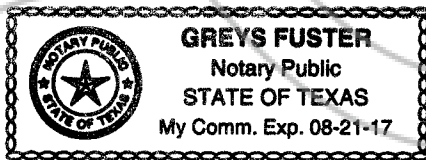
State of Texas, County of Dallas:  
The foregoing instrument was acknowledged by me Greys Fuster, a notary public, on  
this 8<sup>th</sup> day of December, 2014 by Michael Milner and Gail Milner  
who are personally known by me or who have produced: Texas Driver License as identification.

Greys Fuster

(SEAL)

Notary Public,  
My Notary Expires 08/21/17

Greys Fuster



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**Exhibit "A"**  
**(Sierra 03) 03-021-09-02**

A timeshare estate comprised of:

Parcel 1: an undivided 1/51<sup>st</sup> interest in and to the certain condominium estate described as follows:

- a. An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 2 of Tahoe Village Unit No. 3 as shown on the Map recorded December 27, 1983 as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded April 12, 1986 as Document No. 133713, Official Records of Douglas County, State of Nevada.
- b. **Unit No. B1** as shown on said condominium map recorded as Document No. 93408, in Official Records of Douglas County, State of Nevada.

Parcel 2: A non-exclusive easement for ingress and egress, use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 93408 Official Records of Douglas County, State of Nevada and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded as Document No. 133713 Official Records of Douglas County, State of Nevada.

Parcel 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above, during one "Use Week" within the **Prime "Use Season"** as that term is defined in the Second Amended and Restated Declaration of Timeshare Covenants, Conditions, Restrictions for the **Ridge Sierra** recorded as Document No. 183661 and as amended by that certain Addendum recorded as Document No. 184444, Official Records of Douglas County, State of Nevada (the CC&R's). The above described exclusive and nonexclusive rights may be applied to any available unit in the Ridge Sierra project during said "Use Week" in the above referenced "use season" as more fully set forth in the CC&R's.

Parcel 4: A non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

A portion of APN: 1319-30-542-005

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-30-542-005  
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 585  
 b. Deed in Lieu of Foreclosure Only (value of property) ( — )  
 c. Transfer Tax Value: \$ 585  
 d. 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: \_\_\_\_\_ %

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 \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Michael & Gail Milner  
 Address: 5812 Morning Glory Lane  
 City: Plano  
 State: Tx Zip: 75093

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: BG ASUX, LLC  
 Address: PO Box 190  
 City: Wauwakese  
 State: WI Zip: 53697

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: The Timeshare Company Escrow #: \_\_\_\_\_  
 Address: PO Box 190  
 City: Wauwakese, WI 53597 State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED