

DOUGLAS COUNTY, NV

2014-854958

RPTT:\$5.85 Rec:\$16.00

\$21.85 Pgs=3

12/29/2014 11:09 AM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1319-30-721-005 PTN

Recording requested by:
Mohammed Ghatala
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 67072114022B

Mail Tax Statements To: David J. Krueger, 43 Maple Ridge Rd, Underhill, Vermont 05489
Interval Control Number: 31-085-42-01
Consideration: \$1050.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Mohammed Ghatala and Farheen Ghatala, Husband and Wife, as Joint Tenants with Right of Survivorship, and not as Tenants in Common, whose address is c/o 8545 Commodity Circle, Orlando, Florida 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: David J. Krueger, an Unmarried Man, whose address is 43 Maple Ridge Rd, Underhill, Vermont 05489, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as The Ridge Tahoe, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: 12-19-14

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

[Signature]
Witness #1 Sign & Print Name:
ANAYU BISWANI

Mohammed Ghatala by Brad Holtel
Mohammed Ghatala
by Brad Holtel, as the true and lawful attorney in fact
under that power of attorney recorded herewith.

[Signature]
Witness #2 Sign & Print Name:
PATRICIA FAYOUA

Farheen Ghatala by Brad Holtel
Farheen Ghatala
by Brad Holtel, as the true and lawful attorney in
fact under that power of attorney recorded herewith.

STATE OF Nevada) SS
COUNTY OF Clark)

On 12/19/14, before me, the undersigned notary, personally appeared Brad Holtel, as the true and lawful attorney in fact under that power of attorney recorded herewith for Mohammed Ghatala and Farheen Ghatala, Husband and Wife, as Joint Tenants with Right of Survivorship, and not as Tenants in Common, personally known to me (or 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.

WITNESS my hand and official seal.

SIGNATURE: *[Signature]*

My Commission Expires: 11/26/16

J.A. NURDEEN
NOTARY Public STATE of NEVADA
My COMMISSION EXPIRES 11/26/2016
No. 12-9565-1

EXHIBIT "A"

(31)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 31 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 081 through 100 (inclusive) as shown on 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; and (B) Unit No. 085 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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 II recorded February 14, 1984, as Document No. 096759, as amended by document recorded October 15, 1990, as Document No. 236690, 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 Lots 31, 32 or 33 only, for one week each year in the Winter "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-721-005

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a. 1319-30-721-005 PTN
b. _____
c. _____
d. _____

2. Type of Property:
a. Vacant Land b. Single Fam. Res. FOR RECORDER'S OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex Book: _____ Page: _____
e. Apt. Bldg f. Comm'l/Ind'l Date of Recording: _____
g. Agricultural h. Mobile Home Notes: _____
 Other TIMESHARE

3. a. Total Value/Sales Price of Property \$ 1,050.00
b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
c. Transfer Tax Value: \$ 1,050.00
d. Real Property Transfer Tax Due \$ 5.85

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00 %
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 [Handwritten Signature] Capacity AGENT
Signature [Handwritten Signature] Capacity AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: MOHAMMED GHATALA
Address: 8545 COMMODITY CIRCLE
City: ORLANDO
State: FL Zip: 32819

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: DAVID J KRUEGER
Address: 43 MAPLE RIDGE RD
City: UNDERHILL
State: VT Zip: 05489

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: TIMESHARE CLOSING SERVICES Escrow #: 67072114022
Address: 8545 COMMODITY CIRCLE
City: ORLANDO State: FL Zip: 32819