

PTN APN 1319-30-528-003



KAREN ELLISON, RECORDER

E05

## WHEN RECORDED MAIL TO:

✓ Margaret A. Lee Yuen  
8915 140<sup>th</sup> St. N.W.  
Edmonton, AB  
Canada T5R 0J1

## MAIL TAX STATEMENTS TO:

Ridge Sierra  
P.O. Box 859  
Sparks, NV 89432

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That MARGARET A. LEE YUEN,  
a widow


in consideration of TEN DOLLARS (10.00) and other valuable consideration, the receipt  
of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND  
CONVEY TO:

MARGARET A. LEE YUEN, a widow and LANCE RICHARD LEE YUEN, a  
married man as his sole & separate property and CHRISTOPHER ALLAN LEE YUEN,  
a single man and MITCHELL ALEXANDER LEE YUEN, a married man as his sole &  
separate property and TODD DAVID LEE YUEN, a single man, altogether as Joint  
Tenants with right of survivorship

all that certain real property situate in the County of Douglas, State of Nevada, being  
more particularly described on EXHIBIT "A" attached hereto and, by this reference,  
made a part hereof.

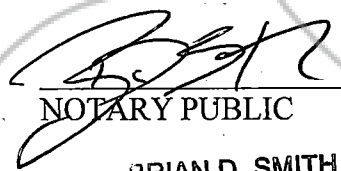
TOGETHER WITH, all and singular, the tenements, hereditaments and  
appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 25 day of October, 2014.

  
MARGARET A. LEE YUEN

Province  
STATE OF Alberta, Canada )  
City  
COUNTY OF Edmonton ) )SS:

This instrument was acknowledged before me on October 25,  
2014, by Margaret A. Lee Yuen.

  
NOTARY PUBLIC

**BRIAN D. SMITH**  
Barrister and Solicitor  
Notary Public in and for the Province of Alberta  
Suite 900, 630 - 3rd Avenue S.W.  
Calgary, Alberta T2P 4L4  
**(403) 750-6953**



EXHIBIT "A"  
(Sierra 05-alternate) 05-032-05-82

A timeshare estate comprised of:

PARCEL 1: An undivided 1/102nd interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/6<sup>th</sup> interest as tenants in common, in and to the Common Area of **Lot 21** of Tahoe Village Unit No. 1, as shown on the map recorded December 27, 1983, as Document No. 93406, 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 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada
- (B) Unit No. A2 as shown and defined on said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada.

PARCEL 2: A non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 93406, 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 "ALTERNATE USE WEEK" in EVEN numbered years within the PRIME "use season" as that term is defined in the Second Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive 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.

A Portion of APN: 1319-30-528-003

# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**1. Assessor Parcel Number (s)**

(a) 1319-30-528-003

(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

i)  Other Timeshare

**3. Total Value/Sales Price of Property:**

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

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due: \$ 00

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 5

b. Explain Reason for Exemption: Transfer of title to add sons without consideration

**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 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 Margaret Lee Yuen Capacity Grantor

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

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

Print Name: Margaret Lee Yuen

Address: 8915 140th St. N.W.

City: Edmonton, AB

State: Canada Zip: T5R 0J1

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

Print Name: Margaret Lee Yuen

Address: 8915 140th St. N.W.

City: Edmonton, AB

State: Canada Zip: T5R 0J1

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: \_\_\_\_\_ Grantor \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: same as above

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_