

DOUGLAS COUNTY, NV

2015-856405

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

02/03/2015 01:22 PM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1319-30-720-001 PTN

Recording requested by:
Cullen Family Vacations, LLC
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 67112013028

Mail Tax Statements To: Matthew James Blach, 4104 Old Sonoma Rd, Napa, California 94559
42-263-39-01

Consideration: \$ 500.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Cullen Family Vacations, LLC, a Wyoming Limited Liability Company, whose address is 5830 East 2nd Street, Casper, Wyoming 82609, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Matthew James Blach, a Single Man, whose address is 4104 Old Sonoma Rd, Napa, California 94559, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as 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: 2-3-15

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

Signed, sealed and delivered in our presence:

CULLEN FAMILY VACATIONS, LLC -SELLER

Tyler Miller
Witness- # 1 Sign & Print Name:
TYLER MILLER

J.K. Moe
by About Time Getaways Management, LLC, Its Manager
By: J.K. Moe, its Manager

Melanie Prow
Witness- # 2 Sign & Print Name:
MELANIE PROW

State of: FL

County of: Orange

The foregoing instrument was acknowledged before me this 3 day of Feb 2015 by J.K. Moe, manager of About Time Getaways Management, LLC, manager of CULLEN FAMILY VACATIONS, LLC, a Wyoming Limited Liability Company, who is/are personally known to me or who has produced identification.

Melanie Prow
Notary Public
Print Notary Name: **MELANIE PROW**
My Commission Expires: 1-16-16



Notary Seal

Exhibit "A"

File number: 67112013028

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements and improvements as follows:

(A) An undivided 1/48ths interest in and to Lot 42 as shown 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. 263 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, 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: 42-010-40

42-263-39-01

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-30-720-001 PTN
 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 \$ 500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
 c. Transfer Tax Value: \$ 500.00
 d. Real Property Transfer Tax Due \$ 1.95

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 [Signature] Capacity AGENT
 Signature [Signature] Capacity AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: CULLEN FAMILY VACATIONS LLC
 Address: 5830 EAST 2ND ST
 City: CASPER
 State: WY Zip: 82609

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: MATTHEW JAMES BLACH
 Address: 4104 OLD SONOMA RD
 City: NAPA
 State: CA Zip: 94559

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Timeshare Closing Services Escrow #: 67112013028
 Address: 8545 COMMODITY CIRCLE
 City: ORLANDO State: FL Zip: 32819

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED