

DOUGLAS COUNTY, NV

2015-856562

RPTT:\$1.95 Rec:\$16.00

Total:\$17.95

02/06/2015 11:42 AM

STEWART TITLE

Pgs=4

A ptn of APN: 1319-30-644-077  
R.P.T.T. \$ 1.95  
Escrow No.: 37-168-48-81

Recording Requested By:  
**Stewart Vacation Ownership**

Mail Tax Statements to:  
Ridge Tahoe P.O.A.  
P.O. Box 5790  
Stateline, NV 89449

When Recorded Mail to:  
Montgomery C. Jackson & Kathleen A. Jackson  
29550 Fisk Rd.  
Parma, ID 83660



00007641201508565620040048

KAREN ELLISON, RECORDER

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GRANT, BARGAIN, SALE DEED  
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fee applies)

This cover page must be typed or legibly hand printed.

Acct #3716848C

A portion of APN: 1319-30-644-077

RPTT \$ 1.95

**RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION  
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made December 19, 2014 between **Ridge Tahoe Property Owner's Association**, a Nevada non-profit corporation, Grantor, and **Montgomery C Jackson and Kathleen A Jackson**, husband and wife as joint tenants with right of survivorship, Grantee;

**WITNESSETH:**

That Grantor, in consideration for the sum of \$10.00, lawful money of the United States of America and other good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on (Exhibit "A") the Proper legal description will be attached by the escrow company, Stewart Title of Douglas County and incorporated herein by this reference;

TOGETHER with the tenements, hereditament and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

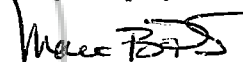
SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984 as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, 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 appurtenances, unto the said Grantee and Grantee's assigns forever.

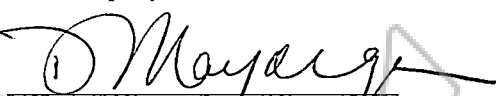
IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

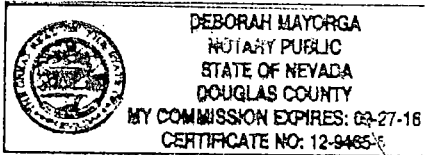
STATE OF NEVADA            )  
  ) SS  
COUNTY OF DOUGLAS        )

Grantor:  
**Ridge Tahoe Property Owner's Association**,  
a Nevada Non-Profit Corporation  
BY: Resort Realty, LLC, a Nevada Limited  
Liability Company, its Attorney-In-Fact

  
\_\_\_\_\_  
Marc B. Preston, Authorized Agent

This instrument was acknowledged before me on 1/26/15 by Marc B. Preston, as the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for the Ridge Crest Property Owner's Association, a Nevada non-profit corporation.

  
\_\_\_\_\_  
Notary Public



WHEN RECORDED MAIL TO:  
Montgomery and Kathleen Jackson  
29550 Fisk Rd  
Parma, ID 83660

MAIL TAX STATEMENTS TO:  
Ridge Tahoe Property Owners Assoc.  
PO BOX 5790  
Stateline, NV 89449

**EXHIBIT "A"**

**(37)**

An undivided 1/102<sup>nd</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 168 as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, 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 Lot 37 only, for one week every other year in the Even -numbered years in the Swing "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-077

**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) A ptn of 1319-30-644-077  
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: \$ 339.00  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ 339.00  
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: N/A %

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 1/2% 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 Grantor  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Ridge Tahoe Property Owner's Association  
Address: 400 Ridge Club Dr.  
City: Stateline  
State: NV Zip: 89449

Print Name: Montgomery and Kathleen Jackson  
Address: 29550 Fisk Rd  
City: Parma  
State: ID Zip: 83660

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

Print Name: Stewart Vacation Ownership Escrow #: 3716848C  
Address: 10 Graves Dr  
City: Dayton State: NV Zip: 89403

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)