

DOUGLAS COUNTY, NV

2015-856938

RPTT:\$11.70 Rec:\$16.00

\$27.70 Pgs=3

02/17/2015 10:37 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-723-002
R.P.T.T.	\$ 11.70
Escrow No.	20150034- TS/AH
Title No.	None
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:	
Jeannie Carattini 307 Guitta Ct. Hemet, CA 92544	

GRANT, BARGAIN, SALE DEED


THIS INDENTURE WITNESSETH: That **ROBERT A. SPRAGUE** and **SUSAN C. SPRAGUE**, as Trustees, U/D/T dated August 4, 1988, as amended and restated for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **JEANNIE CARATTINI**, an unmarried woman and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

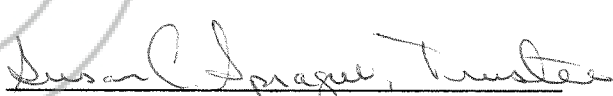
The Ridge Tahoe, Naegle Building, Winter Season, Account #3312250A, Stateline, NV 89449. See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 2/10/15

U/D/T dated August 4, 1988


Robert A. Sprague, Trustee


Susan C. Sprague, Trustee

This document is recorded as an
ACCOMMODATION ONLY and without liability
for the consideration therefore, or as to the
validity or sufficiency of said instrument, or
for the effect of such recording on the title of
the property involved.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

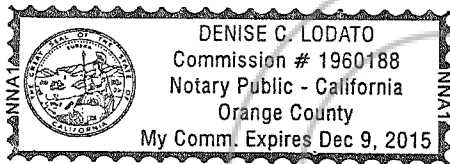
On Feb 10 2015 before me, Denise C. Lodato, notary public
Date Here Insert Name and Title of the Officer

personally appeared Robert A. Sprague and Susan C. Sprague
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Denise C. Lodato
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Baraqun Document Date: 2-10-15
Number of Pages: 1 Signer(s) Other Than Named Above: 0

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT "A"

(33)

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 33 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 121 through 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and (B) Unit No. 122 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 III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, 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: 1319-30-723-002

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) A ptn of 1319-30-723-002
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

2. Type of Property
- | | |
|---|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input checked="" type="checkbox"/> Other <u>Timeshare</u> | |

3. Total Value/Sales Price of Property \$3,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$3,000.00
 Real Property Transfer Tax Due: \$11.70

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 %

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: Robert A. Sprague (TRUSTEE) Capacity: Grantor
 Robert A. Sprague, Trustee

Signature: _____ Capacity: Grantee
 Jeannie Carattini

SELLER (GRANTOR) INFORMATION

Print Name: Robert A. Sprague, Trustee
 Address: 5101 Canterbury Dr.
 City/State/Zip Cypress, CA 90630

BUYER (GRANTEE) INFORMATION

Print Name: Jeannie Carattini
 Address: 307 Guitta Ct.
 City/State/Zip Hemet, CA 92544

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Vacation Ownership Escrow No 20150034- TS/AH
 Address: 10 Graves Drive
 City Dayton State: NV Zip 89403