

19-

Recording Requested By:

Fred Ouellette and Bea Ouellette  
817 Hartington Court  
Franklin, TN 37064



KAREN ELLISON, RECORDER

E05

When Recorded Return To:

✓ Joseph Harris and Lisa Harris (daughter of Fred and Bea Ouellette)  
13700 Sutton Park Drive N  
Apt 227  
Jacksonville, FL 32224

GRANT DEED

The undersigned grantees declare:

Documentary Transfer Tax is \$ -0-

( ) computed on the full value of property conveyed

( ) computed on the full value less value of liens and encumbrances remaining at time of sale.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, FRED F. OUELLETTE and BEA S. OUELLETTE, husband and wife, as tenants in common, GRANT to JOSEPH HARRIS and LISA HARRIS, their entire interest in that certain real property, situated in the county of Douglas, State of Nevada, described as follows:

See exhibit A attached below and incorporated herein.

A portion of APN # 42-286-05

Date 12/30/2014

Fred F. Ouellette

Date 1/23/2015

Bea S. Ouellette

All Purpose Acknowledgement

State of Tennessee

County of Williamson

On 12/30/2014, before me, Rochelle Corrington  
(date) (notary)

personally appeared, Fred F. Ouellette  
(signers)

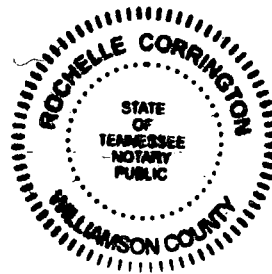
personally known to me

-- 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

Rochelle Corrington  
(notary signature)



My Commission Expires: 06/30/2018

ALL-PURPOSE ACKNOWLEDGMENT

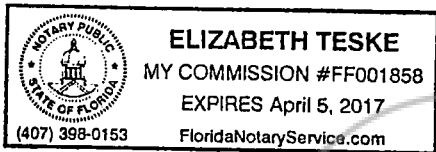
State of Florida

County of Duval

On 01/23/2015 before me, Elizabeth Teske  
DATE NAME OF NOTARY PUBLIC

personally appeared Bea Ouellette  
NAME(S) OF SIGNER(S)

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), an 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.

Elizabeth Teske  
SIGNATURE OF NOTARY

Place Notary Seal or Stamp Here

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT

Grant Deed  
TITLE OR TYPE OF DOCUMENT

One  
NUMBER OF PAGES

01/23/2015  
DATE OF DOCUMENT

Fred Oueellette  
SIGNER(S) OTHER THAN NAMED ABOVE

## A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. 163 as shown and defined on said last Condominium Plan.

PARCEL TWO

- (A) a non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 0112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B. & M.; and
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M. for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in book 173 Page 229 of Official Records and in modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

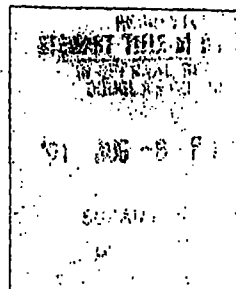
A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - 10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The Exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the PRIME season, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of APN 42-286-05



388242

BK 0596 PG 3633

# 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) 1319-30-644-072 ptw  
 (b) \_\_\_\_\_  
 (c) \_\_\_\_\_  
 (d) \_\_\_\_\_

2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
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: \_\_\_\_\_ \$

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

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

Real Property Transfer Tax Due: \_\_\_\_\_ \$

4. If Exemption Claimed:

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

✓ b. Explain Reason for Exemption: PARENT SIGNING OVER TO CHILD

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 Lisa Harris Capacity Buyer  
 Signature Jay Harris Capacity Buyer

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 ✓ Print Name: Fred Ouellette  
 ✓ Address: 817 Harrington Ct  
 ✓ City: Franklin  
 ✓ State: TN Zip: 37064

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 ✓ Print Name: LISA HARRIS  
 ✓ Address: 13700 Richmond Park Dr. N.  
 ✓ City: Jacksonville # 227  
 ✓ State: FL Zip: 32224

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

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

Address: \_\_\_\_\_

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