

APN: 1319-30-645-003

Document Prepared By:
When Recorded return to:
Carl & Jean Thomas
770 Mays Blvd. #5491
Incline Village, NV 89451

Mail tax statements to-
400 Ridge Club Drive
P.O. Box 5790
Lake Tahoe NV, 89449

APN: 1319-30-645-003
Consideration: \$1.00

GRANT, BARGAIN AND SALE DEED

THIS DEED: Made and entered into this 25 day of Feb., 2015, by and between **Giovanni Granata, an Unmarried Person, as Tenant in Severalty**, whose address is 7473 Av. Andre-Ampere 207, Montreal, Quebec, Canada H1E 6Y9, **GRANTOR** herein, and **Carl W. Thoms and Jean M. Thoms, Husband and Wife, as Joint Tenants with Right of Survivorship**, of the State of Nevada, **GRANTEE, herein:**

**Grantee's mailing address: 770 Mays Blvd. #5491
Incline Village, NV 89451**

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto the said Grantee the following described Real Property lying, being and situate in the unincorporated area, County of Douglas, State of Nevada:

The following real property located in the State of Nevada, County of Douglas, known as The Ridge Tahoe, which is more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof.

TOGETHER with the tenements, hereditaments, 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, right 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 THE PREMISES AFORESAID, together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

The said Grantor covenanting that said Grantor and the heirs, executors, administrators and assigns of such party or parties shall and will **WARRANT AND DEFEND** the title to the premises unto the claims of all person whomsoever, excepting however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

Ana Morales
Witness: Ana Morales

Giovanni Granata
Giovanni Granata

Rally Godinez
Witness: Rally Godinez

PROV. STATE OF Quebec)
CITY COUNTY OF MONTREAL) SS

The foregoing instrument was acknowledged before me on this 25 day of February 2015, before me, the undersigned, a Notary Public in and for said County and State Personally Appeared **Giovanni Granata**, who is personally known to me or who has produced drivers license as identification, whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same freely and voluntarily and for the purposes therein stated.

WITNESS my hand and Official Seal.



Antoine Tolis
Notary Public

My Commission Expires: June 9, 2017

EXHIBIT "A"
Legal Description

The land referred to herein is situated in the

State of Nevada

County of Douglas

and is described as follows:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: **(A) An undivided 1/48ths interest** in and to **Lot 42** as shown on 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 296** as shown and defined on said map; together 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, and as further amended by the Second Amendment of 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.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1314-30-645-003
 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
 Other Timeshare

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

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 4
 b. Explain Reason for Exemption: No consideration

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 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], Agent Capacity Agent

Signature [Signature] Capacity Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Giovanni Granata
 Address: 7473 Av. Andre-Ampere 207
 City: Montreal, Quebec, Canada
 State: _____ Zip: H1E 6Y9

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Carl W + Jean M. Thoms
 Address: 770 Mays Blvd. #5491
 City: Incline Village
 State: NV Zip: 89451

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Duncan Realty + Escrow Escrow #: Thoms
 Address: 529 Samuel St
 City: Davenport State: FL Zip: 33897