

DOUGLAS COUNTY, NV

2015-858078

RPTT:\$7.80 Rec:\$17.00

\$24.80 Pgs=4

03/10/2015 09:24 AM

FIRST AMERICAN - NVOD LAS VEGAS

KAREN ELLISON, RECORDER

A.P.N.: 42-284-03
File No: 1180-3305202 (CB)
R.P.T.T.: \$7.80 C

When Recorded Mail To: Mail Tax Statements To:
Laura Lynn Garnette/Cherie Renee Turner
10 Macleod Way
Scotts Valley, CA 95066

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Vance A. Kennedy and Joy Kutaka-Kennedy, formerly known as Joyce Kutaka Kennedy, husband and wife as joint tenants with right of survivorship, and not as tenants in common

do(es) hereby *GRANT, BARGAIN and SELL* to

Laura Lynn Garnette and Cherie Renee Turner, married spouses, under the Laws of the State of California, as Community Property

the real property situate in the County of Douglas, State of Nevada, described as follows:

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. 069 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. 01112, recorded June 17, 1976) is 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 the 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".

EXHIBIT "B"

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document 268097, rerecorded 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) shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 1820571 and (B) Unit No. 069 as shown and 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 each year in the Prime "Season" as defined in and in accordance with said Declarations.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 02/20/2015

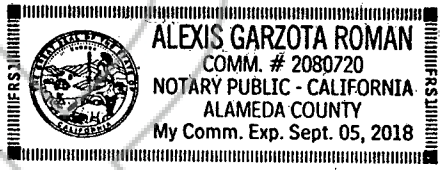
Vance A. Kennedy
Vance A. Kennedy

Joy Kutaka-Kennedy
Joy Kutaka-Kennedy

STATE OF CALIFORNIA)
COUNTY OF SANMATEO) **SS.**

This instrument was acknowledged before me on 02/24/2015 by
Vance A. Kennedy and Joy Kutaka-Kennedy.

Alexis Roman
Notary Public
(My commission expires: 09/05/2018)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
February 20, 2015 under Escrow No. **1180-3305202.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 42-284-03
- 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

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$1,750.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$1,750.00
- d) Real Property Transfer Tax Due \$7.80

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

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 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]
Signature: [Signature]

Capacity: Grantee
Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Vance A. Kennedy and Joyce
Print Name: Kutaka Kennedy
Address: 400 Davey Glen Rd., #4607
City: Belmont
State: CA Zip: 94002

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Laura Lynn Garnette and
Print Name: Cherie Renee Turner
Address: 10 Macleod Way
City: Scotts Valley
State: CA Zip: 95066

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

First American Title Insurance
Print Name: Company
Address: 400 South Rampart Blvd., Suite 290
City: Las Vegas

File Number: 1180-3305202 CB/CB
State: NV Zip: 89145

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)