

DOUGLAS COUNTY, NV

2015-860712

RPTT:\$0.00 Rec:\$19.00

\$19.00 Pgs=6

04/22/2015 03:26 PM

DUNCAN REALTY & ESCROW

KAREN ELLISON, RECORDER

APN: 1319-30-722-002

Document Prepared By:
When Recorded return to:
Rudolph Kienast
932 Rolph Street
San Francisco, CA 94112

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

Consideration: \$1.00

GRANT, BARGAIN AND SALE DEED

THIS DEED: Made and entered into this 15th day of April 2015, by and between **Alain Deland, a Single man, as His Sole and Separate Property**, whose address is 5021 Rue De Lanaudiere # 36, Montreal, Quebec, Canada H2J 3P9, **GRANTOR** herein, and **Rudolph Peter Kienast and Gladys Cayago Kienast, Husband and Wife, Tenants by the Entirety**, of the State of California, **GRANTEE**, herein:

Grantee's mailing address: 932 Rolph St., San Francisco, CA 94112

WITNESSETH, that the said Grantor, for and in consideration of the sum of **ONE DOLLAR (\$1.00)**, 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.

Am
Witness: Am
Am

Alain Deland
Alain Deland

Witness: Am
Am

PROVINCE Quebec
STATE OF

COUNTRY Canada
COUNTRY OF

)
)
) SS
)

The foregoing instrument was acknowledged before me on this 15 day of April 2015, before me, the undersigned, a Notary Public in and for said County and State Personally Appeared **Alain Deland**, 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.



Am
Notary Public

My Commission Expires: June 9, 2017



AUTHENTICATION CERTIFICATE

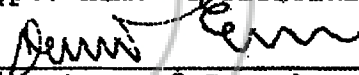
CANADA)
PROVINCE OF ONTARIO)
CITY OF OTTAWA)
EMBASSY OF THE)
UNITED STATES OF AMERICA)

SS:

I certify that the official named below, whose true signature and official seal are, respectively subscribed and affixed to the annexed document, was, on this day, empowered to act in the official capacity designated in the annexed document, to which faith and credit are due.

Anita Shahsavar, Authentication Officer
Department of Foreign Affairs, Trade and
Development Canada

(Typed name of Official)



(Signature of Consular Officer)

Daniel Evensen

(Typed name of Consular Officer)

Vice Consul of the
United States of America

(Title of Consular Officer)

March 26, 2015

(Date)



Montreal, March 12th 2015

Mr. Antoine Toils
6771, rue des Écores, appartement 6
Montréal, Québec (H2G 2J9)

Object: Confirmation of the nomination of a Commissioner for Oaths

We confirm that Mr. Antoine Toils is a Commissioner for Oaths and that his jurisdiction is as follows:

For Québec, with jurisdiction throughout Canada and in all countries.

His commission number is 207906 and it is valid from 2014-06-10 until 2017-06-09.

Best regards,




Service du Registre des commissaires
à l'assermentation

THE DEPARTMENT OF FOREIGN AFFAIRS, TRADE AND DEVELOPMENT CANADA HAS DULY AUTHENTICATED THE FOREGOING SIGNATURE OF:

LE MINISTÈRE DES AFFAIRES ÉTRANGÈRES, COMMERCE ET DÉVELOPPEMENT CANADA A DÛMENT AUTHENTIFIÉ LA SIGNATURE

AUTHENTICATED BY THE DEPUTY MINISTER OF FOREIGN AFFAIRS BY:

AUTHENTIFIÉ POUR LE SOUS-MINISTRE DES AFFAIRES ÉTRANGÈRES PAR:



Certified by the undersigned to be a true copy of the original hereof, this 18th day of March 2015 at Ottawa, Ontario.

Lei Liu
Notary Public, Province of Ontario

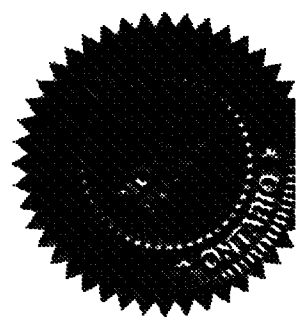


EXHIBIT "A"
Legal Description
For
Ridge Tahoe – Lot 28

The land referred to herein is situated in the

State of Nevada

County of Douglas

And is described as follows:

An undivided 1/50th interest as tenants in common in and to that certain real property and improvements as follows:

- (A) **An undivided 1/50th interest** in and to **Lot 28** as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and
- (B) **Unit No. 33** as shown and defined on said map; 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 Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 28** only, for one week each year in accordance with said Declarations.

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1319-30-722-002
 - 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 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: Consideration of \$1.00

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 [Handwritten Signature] Capacity Agent

Signature [Handwritten Signature] Capacity Agent

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

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

Alain Deland
 Print Name: _____
 Address: 5021 Rue De Lanaudiere #36
 City: San Francisco
 State: CA Zip: 94112

Rudolph Peter Kienast & Gladys Cayago Kienast
 Print Name: _____
 Address: 932 Rolph Street
 City: San Francisco
 State: CA Zip: 94112

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

Print Name: Duncan Realty & Escrow Escrow # _____
 Address: 529 Samuel Street
 City: Davenport State: FL Zip: 33897