

DOUGLAS COUNTY, NV

2015-861078

RPTT:\$7.80 Rec:\$21.00

\$28.80 Pgs=8

04/28/2015 11:03 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-723-013
R.P.T.T.	\$ 7.80
Escrow No.	20150379- 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:	
Ellis Ishaya and Robyn Ishaya 1330 Story Brook Lane Pleasanton, CA 94566	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

DONALD M. GRONDIN, an unmarried man

and **MARY JO FARRINGTON**, an unmarried woman

who acquired title as **DONALD M. GRONDIN** and **MARY JO GRONDIN**, husband and wife

and **LYLE L. GRONDIN** and **JUDITH F. GRONDIN**, as Trustee of the **GRONDIN FAMILY**

TRUST, under Declaration of Trust dated March 30, 1998 for valuable consideration, the

receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

ELLIS ISHAYA and **ROBYN^{D.} ISHAYA**, Trustees of **THE ISHAYA REVOCABLE LIVING**

TRUST, dated September 9, 2003, as amended and restated

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 #3313239A, 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.

THIS DEED IS EXECUTED IN COUNTERPART, EACH OF WHICH IS DEEMED AN ORIGINAL BUT SUCH COUNTERPARTS TOGETHER CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

(See next page for signatures)

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.

Dated: April 10, 2015

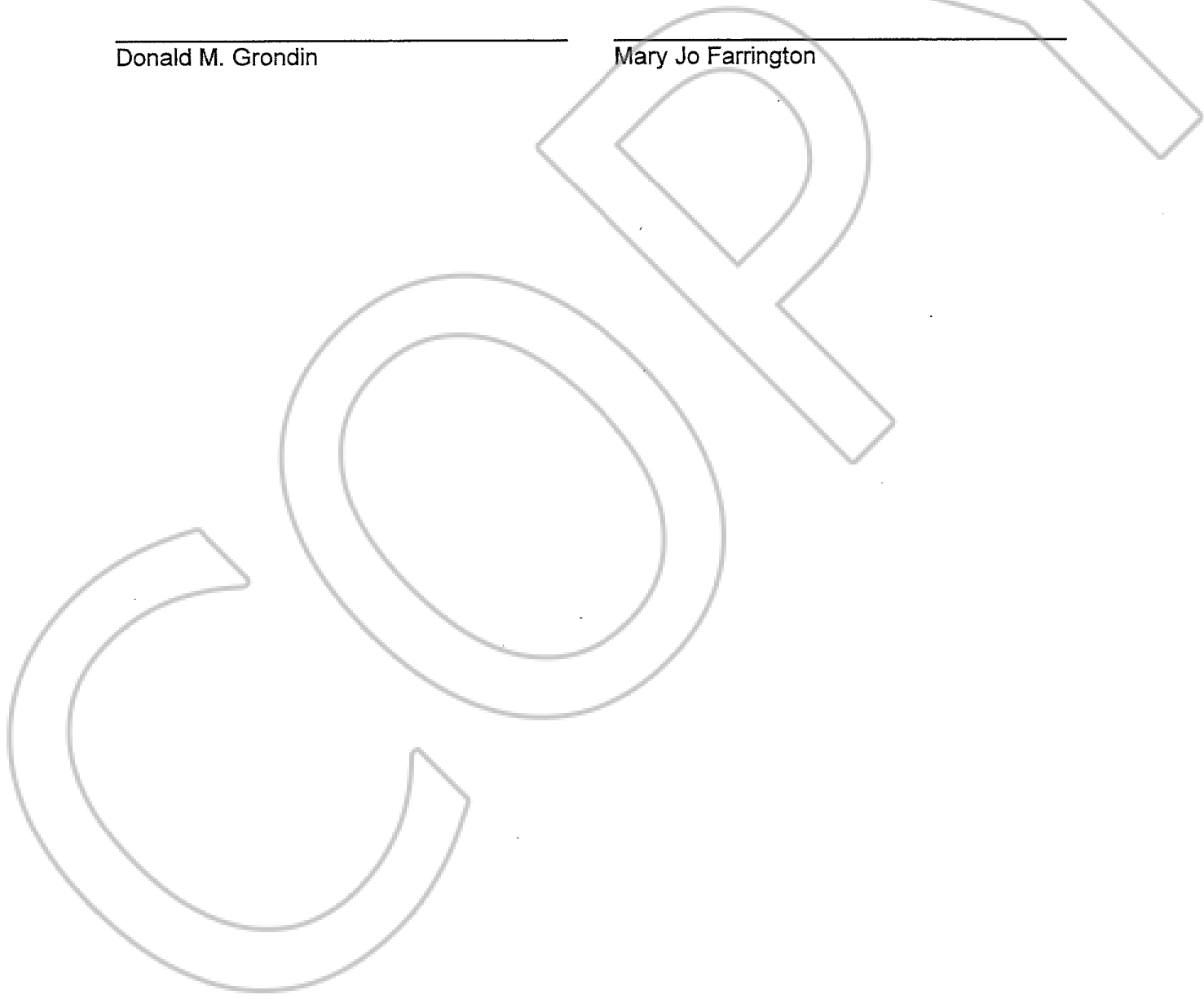
Grondin Family Trust,
dated March 30, 1998

Lyle L. Grondin
Lyle L. Grondin, Trustee

Judith F. Grondin
Judith F. Grondin, Trustee

Donald M. Grondin

Mary Jo Farrington



ACKNOWLEDGMENT

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 EL Dorado

On April 10, 2015 before me, Amanda Austin, Notary Public
(insert name and title of the officer)

personally appeared LYLE L. GRONDIN and JUDITH F. GRONDIN,
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.

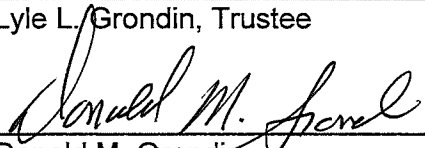
Signature Amanda Austin (Seal)



Dated: 4/13/2015

Grondin Family Trust,
dated March 30, 1998

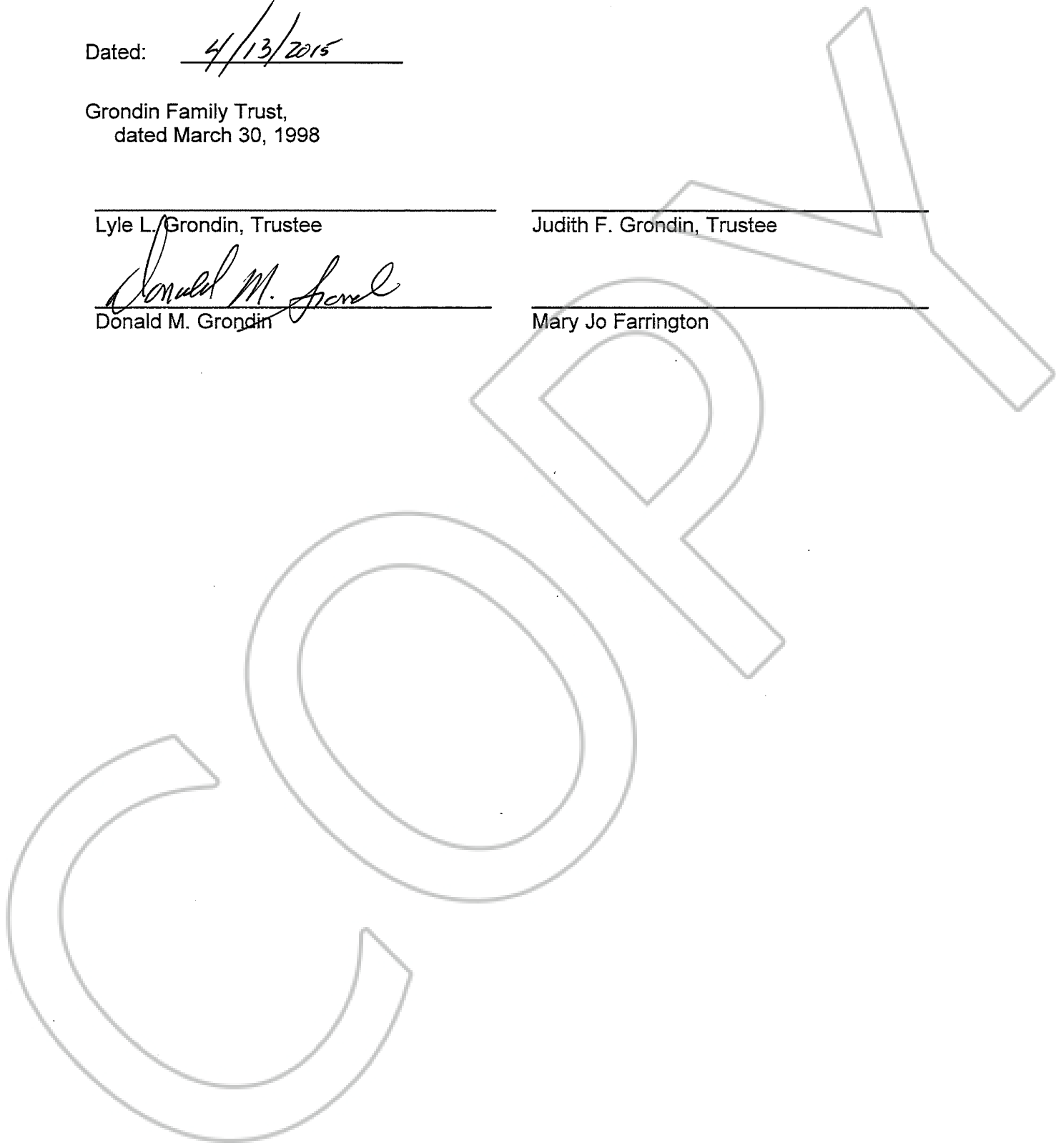
Lyle L. Grondin, Trustee



Donald M. Grondin

Judith F. Grondin, Trustee

Mary Jo Farrington



ACKNOWLEDGMENT

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State of California
County of Ventura

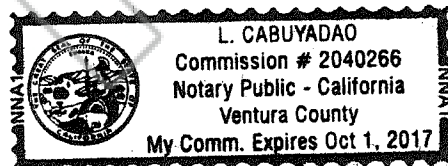
On April 13, 2015 before me, L. Cabuyadao
(insert name and title of the officer)

personally appeared DONALD M. GRONDIN,
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 L. Cabuyadao (Seal)



Dated: 4/13/15

Grondin Family Trust,
dated March 30, 1998

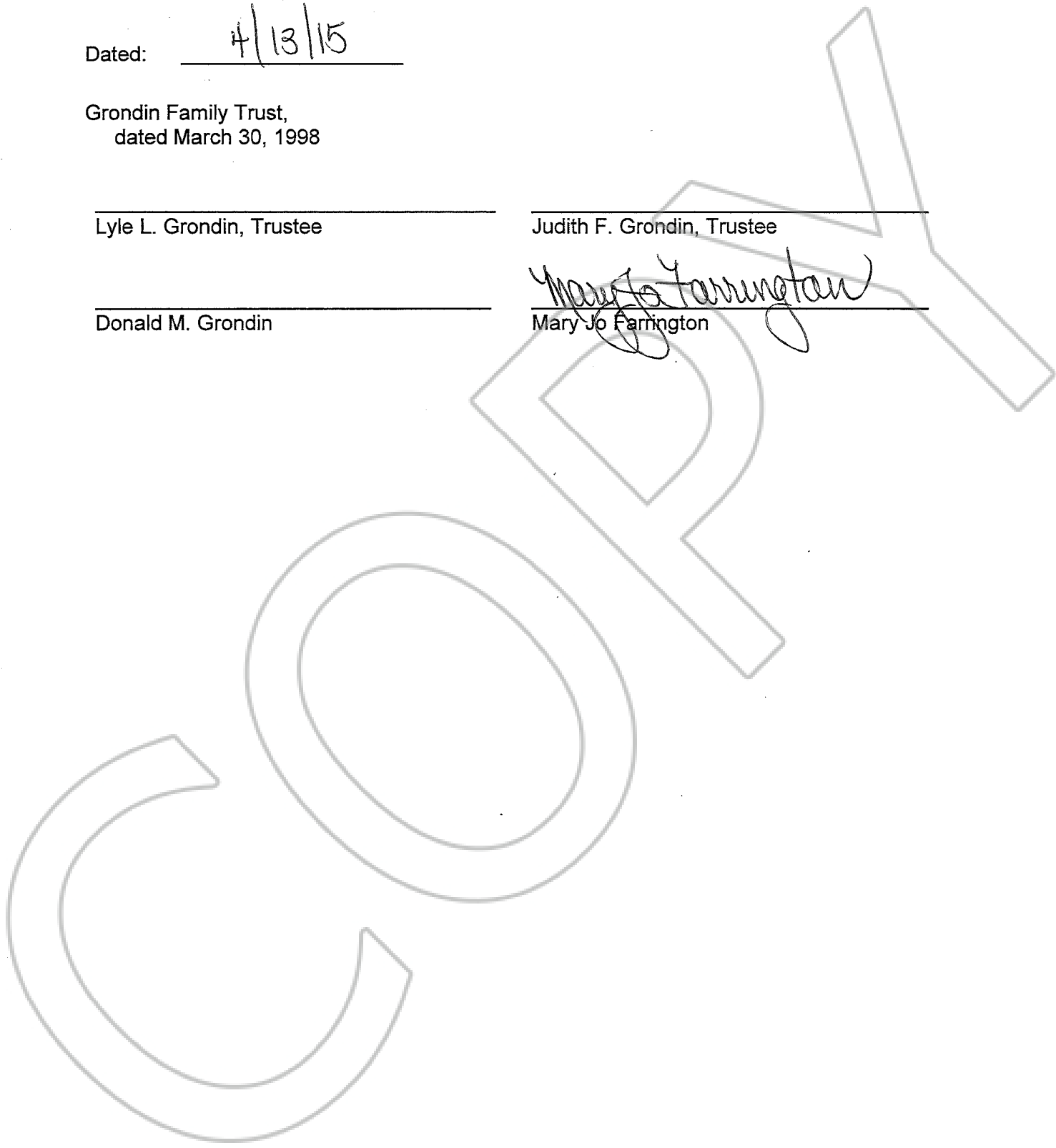
Lyle L. Grondin, Trustee

Judith F. Grondin, Trustee

Donald M. Grondin

Mary Jo Farrington

Mary Jo Farrington



ACKNOWLEDGMENT

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 Sonoma

On 4/13/2015 before me, Olga Humphrey, notary Public
(insert name and title of the officer)

personally appeared MARY JO FARRINGTON,
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 *Olga Humphrey* (Seal)

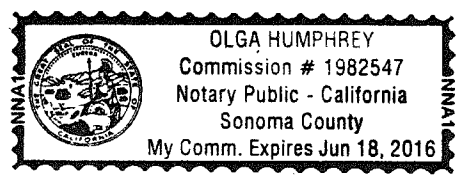


EXHIBIT "A"

(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. 132 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: 1319-30-723-013

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-723-013
- b) _____
- c) _____
- d) _____

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

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other Timeshare

3. Total Value/Sales Price of Property

	\$1,800.00
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	
Transfer Tax Value	\$1,800.00
Real Property Transfer Tax Due:	\$7.80

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: *Lyle L. Grondin* Capacity: Grantor
 Lyle L. Grondin, Trustee

Signature: _____ Capacity: Grantee
 Ellis Ishaya, Trustee

SELLER (GRANTOR) INFORMATION

Print Name: Lyle L. Grondin, Trustee
 Address: 3516 Montclair Rd.
 City/State/Zip Cameron Park, CA 95782

BUYER (GRANTEE) INFORMATION

Print Name: Ellis Ishaya, Trustee
 Address: 1330 Story Brook Lane
 City/State/Zip Pleasanton, CA 94566

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

Company Name: Stewart Vacation Ownership Escrow No 20150379- TS/AH
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706