

APN: PTN 131-30-720-001

Prepared By and Return To:
Resort Closings, Inc.
(Without Title Examination)
3701 Trakker Trail Suite 2J
Bozeman, MT 59718
Escrow #51936

Mail Tax Statement To:
THE RIDGE TAHOE
400 Ridge Club Drive
Stateline, NV 89449

DOUGLAS COUNTY, NV

2015-861691

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

05/08/2015 11:13 AM

RESORT CLOSINGS, INC.

KAREN ELLISON, RECORDER

GRANT DEED

THIS DEED shall operate to perform the transfer of title from JAMES FRANKLIN and DIANE FRANKLIN, husband and wife, as joint tenants with right of survivorship ("Grantor(s)") to ADAM FORDHAM and ROBIN FORDHAM, husband and wife as joint tenants with survivorship, whose address is 389 N Brook Glen Ln. Orange, CA 92869 ("Grantee(s)"):

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;

IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 03-23-15

GRANTOR(S):

James Franklin
JAMES FRANKLIN

Diane Franklin
DIANE FRANKLIN

Signed, Sealed and Delivered in the Presence Of:

STATE OF: Arizona

COUNTY OF: Cocouino

THE 23 DAY OF March, 2015, JAMES FRANKLIN and DIANE FRANKLIN, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

Press Notarial Seal or Stamp Clearly and Firmly

Signature: Savannah Frances Leigh Reyes

Printed Name: Savannah Frances Leigh Reyes

A Notary Public in and for said State

My Commission Expires: December 1, 2018



EXHIBIT "A"

An undivided 1/51st 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. 10 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.

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.

Subject to any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights 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.

A portion of APN: 1319-30-720-001

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. PTN 131-30-720-001
 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. a. Total Value/Sales Price of Property \$ 500.00
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$ 500.00
 d. Real Property Transfer Tax Due \$ 1.95

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 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: Aspen Alatorre Capacity: Agent
 Signature: Aspen Alatorre Capacity: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: James and Diane Franklin
 Address: 153 Tower Butte
 City: Page
 State: AZ Zip: 86040

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Adam and Robin Fordham
 Address: 389 N Brook Glen Ln
 City: Orange
 State: CA Zip: 92869

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

Print Name: Resort Closings, Inc
 Address: 3701 Trakker Trail, Sutie 2J
 City: Bozeman

Escrow #: 51936
 State: MT Zip: 59718

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED