

APN:1319-30-645-003

Prepared By and Return To:
Resort Closings, Inc.
(Without Title Examination)
3701 Trakker Trail Suite 2J
Bozeman, MT 59718
Escrow #51869

Mail Tax Statement To:
THE RIDGE TAHOE
400 RIDGE CLUB DRIVE
STATELINE, NV 89449

DOUGLAS COUNTY, NV
RPTT:\$1.95 Rec:\$16.00
\$17.95 Pgs=3
RESORT CLOSINGS, INC.
KAREN ELLISON, RECORDER

2015-861756

05/11/2015 10:28 AM

GRANT DEED

THIS DEED shall operate to perform the transfer of title from WALTER H BOENINGER and JANET L BOENINGER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("Grantor(s)") to DENNIS WICKS AND SANDY STECKLING, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH SURVIVORSHIP, whose address is, 1211 QUINCE STREET SE OLYMPIA, WA 98501 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of five hundred 00/100 (\$500.00) 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: 3-16-15

GRANTOR(S):

Walter H. Boeninger
WALTER H BOENINGER

Janet L Boeninger
JANET L BOENINGER

Signed, Sealed and Delivered in the Presence Of:

STATE OF: California

COUNTY OF: Santa Clara

THE 16th DAY OF March, 2015, WALTER H BOENINGER and JANET L BOENINGER, 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: Nichelle Russien

Printed Name: Nichelle Russien

A Notary Public in and for said State

My Commission Expires: July 14, 2016



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 California
On March 16, 2015 Before me, Nichelle Russien
Notary Public, personally appeared Walter H. Boeninger and Janet L. Boeninger
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. Nichelle Russien

EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF:

Parcel One:

An undivided 1/51st interest in and to that certain condominium described 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) 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. 177 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) in 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 pouted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive and non-exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

A Portion of APN: 1319-30-645-003

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-30-645-003
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | | |
|---|--|----------------------------------|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. | FOR RECORDER'S OPTIONAL USE ONLY |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex | Book: _____ Page: _____ |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l | Date of Recording: _____ |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home | Notes: _____ |
| <input checked="" type="checkbox"/> Other Timeshare | | |

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: 100.00 %
 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 *Janet Boeninger* Capacity Agent
 Signature _____ Capacity _____

<u>SELLER (GRANTOR) INFORMATION</u> (REQUIRED)	<u>BUYER (GRANTEE) INFORMATION</u> (REQUIRED)
Print Name: <u>Walter and Janet Boeninger</u>	Print Name: <u>Dennis Wicks and Sandy Steckler</u>
Address: <u>111840 Vallejo Drive</u>	Address: <u>11840 Vallejo Drive</u>
City: <u>Saratoga</u>	City: <u>Olymipa</u>
State: <u>CA</u> Zip: <u>95070</u>	State: <u>WA</u> Zip: <u>98501</u>

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

Print Name: <u>Resort Closings, Inc</u>	Escrow #: <u>51869</u>
Address: <u>3701 Trakker Trail, Sutie 2J</u>	
City: <u>Bozeman</u>	State: <u>MT</u> Zip: <u>59718</u>

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED