

DOUGLAS COUNTY, NV

2015-862756

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

05/28/2015 09:56 AM

TIMESHARE WHOLESALERS OF PIGEON FORGE

KAREN ELLISON, RECORDER

This Instrument Prepared By and Return To:
Timeshare Wholesalers of Pigeon Forge, LLC
1338 Parkway, Suite 3
Sevierville, TN 37862

R.P.T.T. \$ 1.95

THE RIDGE TAHOE
GRANT, BARGAIN, SALE DEED

THIS DEED, made this 2nd of March, 2015 between George S. Tengan and Doris A. Tengan, Grantors, whose address is 2630 Tuliptree Lane, Santa Clara, CA 95051, and Michelle Gabbard Bamrah, Grantee, whose address is 50 Bremen Court, Napa, CA 94558;

WITNESSETH:

That Grantors, in consideration for the sum of Ten Dollars (\$10.00), lawful money of the United States of America, paid to Grantors by Grantee, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situate in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference.

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, rights, rights of way, agreements and Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded February 14, 1984, as Document No. 96758, Liber 284, Page 5202, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and her assigns forever.

IN WITNESS WHEREOF, the Grantors have caused this conveyance to be executed in their name by their duly appointed Attorney-in-Fact the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Chase M. Canless
Signature of Witness

Chase M. Canless
Print Name of Witness

Becky Gilbert
Signature of Witness

Becky Gilbert
Print Name of Witness

George S. Tengan
Signature of George S. Tengan

Doris A. Tengan
Signature of Doris A. Tengan

By: Felix
Felix Valdes, Attorney-in-Fact for George S. Tengan and Doris A. Tengan

STATE OF TN

COUNTY OF SEVIER

I, MICHELLE DURAN, a Notary Public, do hereby certify that on this 2nd day of March, 2015, personally appeared before me Felix Valdes known to me to be the person whose name is subscribed to the foregoing instrument, and swore and acknowledged to me that he is the Attorney-in-Fact for George S. Tengan and Doris A. Tengan, the within named Grantors, and that he, as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the names of the Grantors by himself as Attorney-in-Fact for the purpose and in the capacity therein expressed, and that the statements contained therein are true and correct.

Witness my hand and official seal:

Notary Signature: Michelle Duran

My Commission Expires: 11.21.17

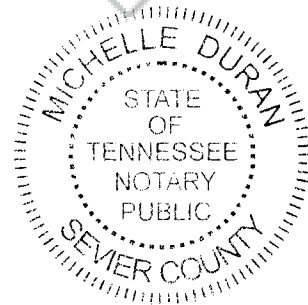


EXHIBIT "A"

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:
(a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 33 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom units 121 to 140 as shown and defined on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305 of Official Records.
(b) Unit No. 129 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, 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 the modifications thereof recorded September 20, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

PARCEL FOUR:

(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.O.M.,
(b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th amended map of Tahoe Village No. 3, recorded October 29, 1981 as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, Official Records, Douglas County, State of Nevada

PARCEL FIVE:

The exclusive right to use said UNIT 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 during ONE "use week" within the Winter "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records. The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 542-180-13
 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 RECORDERS 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 [Signature] Capacity: As Attorney-in-Fact for Grantors

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: George S + Don's A Teagan
 Address: 2630 Tuliptree Lane
 City: Santa Clara
 State: CA Zip: 95051

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Michelle Gabbard Bamrah
 Address: 50 Bremen Court
 City: Napa
 State: CA Zip: 94558

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: TIMESHARE WHOLESALERS OF Pigeon Escrow #
 Address: 1338 Parkway, Suite 3 FARGO
 City: Sevierville State: TN Zip: 37862