

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. Landless

Signature of Witness

Chase M. Landless

Print Name of Witness

Mary Ann Pagenberger

Signature of Witness

Mary Ann Pagenberger

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

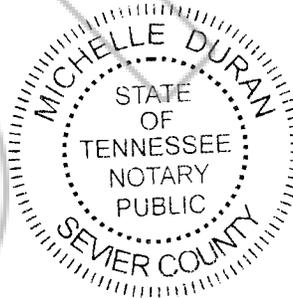


EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/30th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 021 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 28, 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 the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada 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 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Hatich Tahoe Developments in deed 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, - 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 FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of 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 " SWING season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described 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".

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-30-724-022 PTN  
 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: Attorney-in-Fact for Grantors  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: George S. Tengan and Doris A. Tengan  
 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 Forge LLC Escrow # \_\_\_\_\_  
 Address: 1338 Parkway, Suite 3  
 City: Sevierville                      State: TN                      Zip: 37862