DOUGLAS COUNTY, NV

RPTT:\$5.85 Rec:\$15.00 Total:\$20.85

2015-865773 07/06/2015 08:04 AM

STEWART TITLE COMPANY

Pgs=3

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

RPTT \$ 5.85 / #42-273-35-01 / 20150974

GRANT, BARGAIN, SALE DEED

00017855201508657730030033

KAREN ELLISON, RECORDER

THIS INDENTURE, made June 5, 2015 between Nathaniel A. Beckwith and Mary A. Beckwith, Co-Trustees of The Beckwith Trust, dated January 26, 1999, Grantor, and Resorts West Vacation Club, a Nevada Non-Profit Corporation Grantee;

## WITNESSETH:

That Grantor, in consideration for the sum of \$10.00, lawful money of the United States of America and other good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on (Exhibit "A") the Proper legal description will be attached by the escrow company, Stewart Title Vacation Ownership and incorporated herein by this reference;

TOGETHER with the tenements, hereditament and appurtenances there unto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

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

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

STATE OF #2

COUNTY OF Manzopa ) SS

Grantor

Nathaniel A. Beckwith, Trustee

Mary A. Beckwith, Trustee

Motary Public

ZACHARY LICHLYTER Notary Public - Arizona Maricopa County My Comm. Expires Apr 8, 2018

WHEN RECORDED MAIL TO

Resorts West Vacation Club PO Box 5790

Stateline, NV 89449

MAIL TAX STATEMENTS TO:

Ridge Tahoe Property Owner's Association

P.O. Box 5790

Stateline, NV 89449

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 273 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 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 - 13<sup>th</sup> 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 13<sup>th</sup> 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.

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

## State of Nevada Declaration of Value

1. Assessor Parcel Number(s) a) A ptn of 1319-30-645-003	FOR RECORDERS OPTIONAL USE ONLY
b) c) d)	Document/Instrument #: Page: Pate of Recording:
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 i) 致 Other <u>Timeshare</u>	Notes:
3. Total Value / Sales Price of Property:	\$ <u>1,050.00</u>
Deed in Lieu of Foreclosure Only (value of property)	\$
Transfer Tax Value:	\$ <u>1,050.00</u>
Real Property Transfer Tax Due:	\$ 5.85
4. If Exemption Claimed:  a. Transfer Tax Exemption, per NRS 375.090, Sec  b. Explain Reason for Exemption:	\
Partial Interest: Percentage being transferred:N/A	%
that the information provided is correct to the best of their indocumentation if called upon to substantiate the information claimed exemption, or other determination of additional tax cinterest at 1 ½% per month.  Pursuant to NRS 375.030, the Buyer and Seller shall be jowed.	provided herein. Furthermore, the disallowance of any due, may result in a penalty of 10% of the tax due plus ointly and severally liable for any additional amount
Signature 2 th	Capacity Capacity
Signature	Capacity
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Nathaniel A. Beckwith and Mary A. Beckwith by: Resorts Realty, LLC	Print Name: Resorts West Vacation Club
Address: 400 Ridge Club Dr.	Address: PO Box 5790
City: Stateline	City: Stateline
State: NV Zip: 89449	State <u>: NV Zip: 89449</u>
COMPANY/ PERSON REC (REQUIRED IF NOT TO	QUESTING RECORDING HE SELLER OR BUYER)
Print Name: Stewart Vacation Ownership Title Agency, Inc.	Escrow #:20150974
Address: 3476 Executive Pointe Way #16	VV Zip: 89706
City: <u>Carson City</u> State: <u>N</u>	<u>VV</u> Zip: <u>89706</u>

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)