DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$15.00

2015-866443

\$15.00 Pgs=2

STEWART TITLE VACATION OWNERSHIP

07/17/2015 11:41 AM

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

R.P.T.T. \$ -0- (#5) / #42-283-48-01 /

KAREN ELLISON, RECORDER 20150977

E05

THE RIDGE TAHOE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That \_Catheryn Hoffstadt\_\_, spouse of the grantee herein in consideration of \$15.00, the receipt of which is hereby acknowledged, do (es) hereby Grant, Bargain Sell and convey

James F Hoffstadt, a married man as his sole and separate property and to the heirs and assigns of such Grantee, forever, all that real property situated in the county of Douglas, State of Nevada, bounded and described as follows:

SEE "EXHIBIT A" ATTACHED AT CLOSE OF ESCROW

"THE PURPOSE OF THIS CONVEYANCE IF TO DIVEST THE GRANTOR OF ALL OF HIS/HER RIGHT. TITLE AND INTEREST, COMMUNITY OR OTHERWISE IN THE HEREIN DESCRIBED PROPERTY AND TO VEST TITLE IN THE GRANTEE AS HIS/HER SOLE AND SEPARATE PROPERTY."

Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand on this \_ 5/20/2014

STATE OF

COUNTY OF Kenda

on 5/201 personally appeared before me, a Notary Public atherun Hottstad personally known to me, (or proved to

me on the basis of satisfactory evidence) who acknowledged that he/she

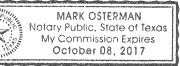
executed the above instrument

WHEN RECORDED MAIL TO: James F. Hoffstadt P.O. Box 608 Boerne, TX 78006

Grantor:

Catheryn Hoffstadt

Notary Public



An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>ths</sup> 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. 283 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	FOR RECORDERS OPTIONAL USE ONLY
Assessor Parcel Number(s)	Document/Instrument #:
a) A ptn of 1319-30-645-003	Book: Page:
b)	Date of Recording:
c) d)	Date of Nessianing.
<ul> <li>2. Type of Property <ul> <li>a) □ Vacant Land</li> <li>b) □ Single Fam.Res.</li> <li>c) □ Condo/Twnhse</li> <li>d) □ 2 - 4 Plex</li> <li>e) □ Apt. Bldg.</li> <li>f) □ Comm'l/Ind'l</li> <li>g) □ Agricultural</li> <li>h) □ Mobile Home</li> <li>l) ▼ OtherTimeshare</li> </ul> </li> <li>3. Total Value / Sales Price of Property: <ul> <li>Deed in Lieu of Foreclosure Only (value of property)</li> </ul> </li> <li>Transfer Tax Value: <ul> <li>Real Property Transfer Tax Due:</li> </ul> </li> <li>4. If Exemption Claimed: <ul> <li>a. Transfer Tax Exemption, per NRS 375.090, See</li> </ul> </li> </ul>	\$\$ \$\$ \$
Partial Interest: Percentage being transferred: <u>N/A</u>	%
The undersigned declares and acknowledges, under pena 375.110, that the information provided is correct to the bes be documentation if called upon to substantiate the information of any claimed exemption, or other determination of additional due plus interest at 1 ½% per month.  Pursuant to NRS 375.030, the Buyer and Seller shall be owed.  Signature	at of their information and belief, and can be supported ation provided herein. Furthermore, the disallowance onal tax due, may result in a penalty of 10% of the tax ejointly and severally liable for any additional amount.  Capacity Grantor
Signature Jams + State	CapacityGrantee
$\mathcal{U}$	
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Catheryn Hoffstadt	Print Name: James F Hoffstadt
Address: PO Box 608	Address: PO Box 608
City: Boerne State: TX Zip: 78006	City: Boerne State: TX Zip: 78006
COMPANY/ PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)	
Print Name: Stewart Vacation Ownership	Escrow #: 20150977
Address: 10 Graves Drive	NN/ 75 00400
City: Dayton State:	<u>NV</u> Zip:89403