

DOUGLAS COUNTY, NV

2015-866609

RPTT:\$3.90 Rec:\$17.00

\$20.90 Pgs=4

07/22/2015 08:08 AM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

Recording requested by:
Elizabeth Fox
When Recorded, Return to:
LT Transfers
4513 Hwy 129N
Cleveland, GA 30528
APN # 1319-30-644-073

Mail tax statements to:
Ridge Tahoe Resort
400 Ridge Club Drive
Stateline, NV 89449

GRANT, BARGAIN, SALE DEED
THE RIDGE TAHOE

This indenture, made this 17 day of July, 2015, between **Elizabeth Fox and Stephen Austin, Wife and Husband, as Joint Tenants**, whose address is: 64 Via Regalo, San Clemente, California 92673, hereinafter called the "Grantors", and **Nicholas Arrieta, a Single Man**, whose address is: 1840 E. Culver Street, Phoenix, Arizona 85006, hereinafter called the "Grantee".

WITNESSETH:

That said Grantor, in consideration of the sum of Two Hundred and One Dollars and No/100 (\$201.00), paid to Grantor by Grantee, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Grantee and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in the County of Douglas, State of Nevada:

SEE ATTACHED EXHIBIT "A"

DERIVATION: This is the exact same property conveyed to Grantor by Deed recorded July 10, 2015 as Document Number 2015-866072 of Official Records of Douglas County, Nevada.

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 of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, 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 their assigns forever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

This conveyance is subject to, and by accepting this deed, Grantee does hereby agree to assume the following:

1. Resort Fees billed 2015 and subsequent years;
2. Conditions, Restrictions, Limitations, Reservations, Easements and other matters of record;
3. Declaration of Condominium and Exhibits attached thereto and any Amendments thereof.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

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

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Elizabeth Fox
Elizabeth Fox, Grantor

Stephen Austin
Stephen Austin, Grantor

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 ORANGE

On July 17, 2015, before me, James Pak, a Notary Public, personally appeared **Elizabeth Fox and Stephen Austin**, who proved to me on the basis of satisfactory evidence to be the person whose name 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 on the instrument the person, or the entity upon behalf of which the person 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.

James Pak
Notary Public signature

Notary printed name: James Pak
My commission expires: May 6, 2017

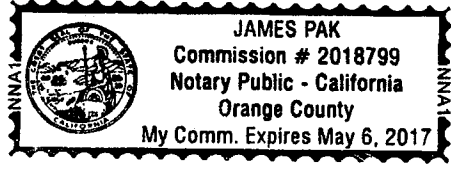


EXHIBIT "A"

A Timeshare Estate comprised of:

PARCEL ONE:

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

- (A) An undivided 1/106th interest, as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3, Tenth 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) and Units 141 through 204 (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. 164 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, re-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 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:

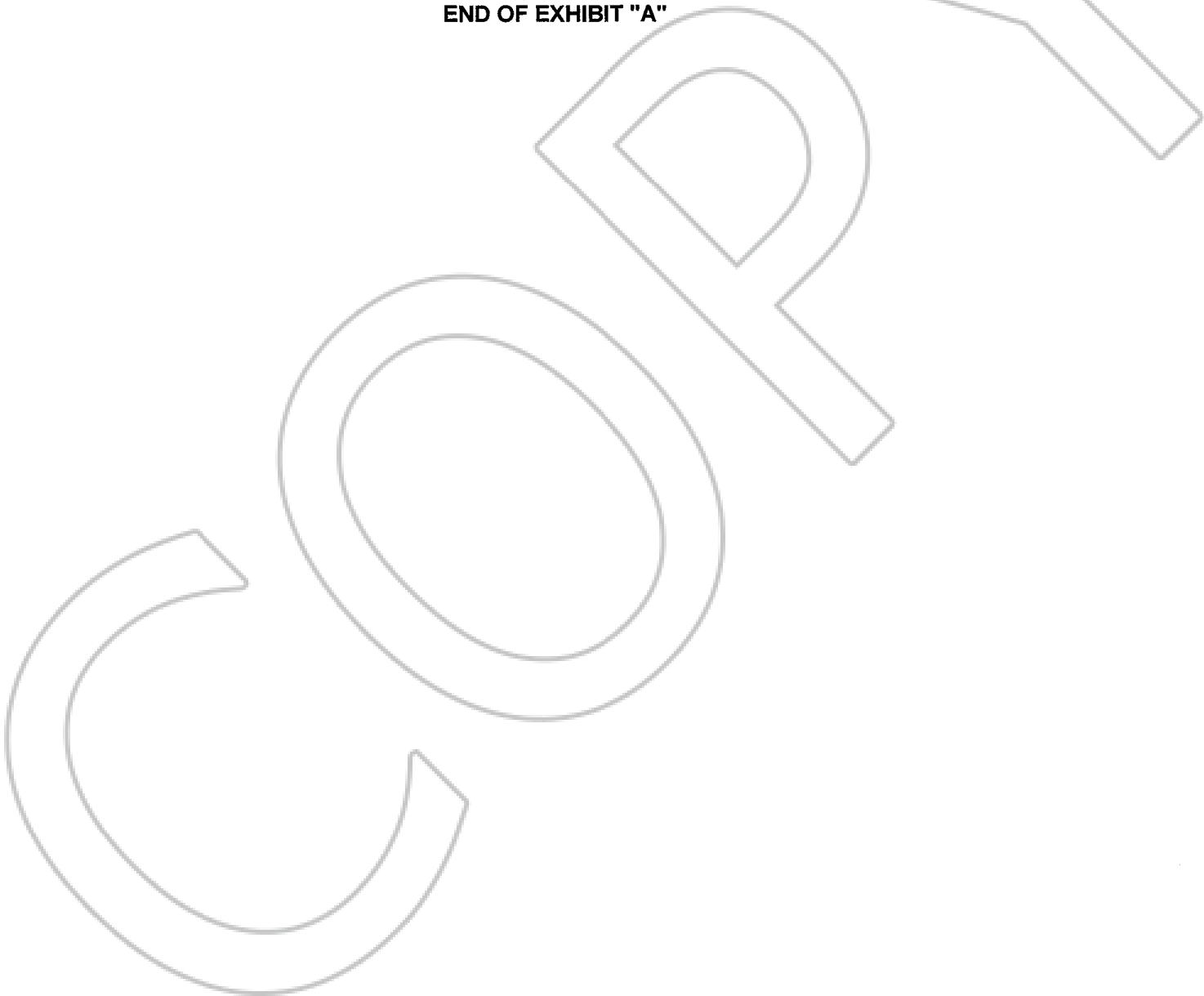
The exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461

of Official Records of Douglas 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 quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of old APN 42-286-05

END OF EXHIBIT "A"



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-644-073
 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 \$ 750.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 750.00
 d. Real Property Transfer Tax Due \$ 3.90

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 Isabella Maria Capacity: Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Elizabeth Fox & Stephen Austin
 Address: 64 Via Regalo
 City: San Clemente
 State: CA Zip: 92673

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nicholas Arrieta
 Address: 1840 E. Culver Street
 City: Phoenix
 State: AZ Zip: 85006

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

Print Name: LT Transfers
 Address: 4513 Hwy 129N
 City: Cleveland

Escrow # N/A
 State: GA Zip: 30528