



KAREN ELLISON, RECORDER E03

**Mail Tax Statements and
When Recorded Mail to:**

RIDGE SIERRA
PO Box 859
Sparks, NV 89432

A.P.N. 1319-30-542-013

GRANT, BARGAIN AND SALE DEED
(Deed of Correction)

This correction Deed is correcting the deed recorded in Douglas County on April 6, 2015, document number 2015-859764.

THIS INDENTURE made this 17th day of July, 2015, by and between AUDREY ANGELIDES, by and through her Co-Guardians, SHANNON BARTON, NIKKI D. FEISTER, and MARKOS JOHN ANGELIDES, "GRANTOR", and RIDGE SIERRA PROPERTY OWNERS ASSOCIATION, INC., a Nevada corporation, "GRANTEE";

W I T N E S S E T H:

That the Grantor, does by these presents grant, bargain, sell and convey unto the Grantee and to its successors and assigns, without consideration, all right, title and interest in that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

SEE EXHIBIT "A"

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the remainder and remainders, reversion and reversions, rents, issues and profits thereof.

TOGETHER WITH the appurtenances and all the estate and rights of the Grantor in and to said premises.

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

[Handwritten signature of Shannon Barton]

SHANNON BARTON, Co-Guardian of the Person and Estate of AUDREY ANGELIDES

[Handwritten signature of Nikki D. Feister]

NIKKI D. FEISTER, Co-Guardian of the Person and Estate of AUDREY ANGELIDES

[Handwritten signature of Markos John Angelides]

MARKOS JOHN ANGELIDES, Co-Guardian of Person and Estate of AUDREY ANGELIDES

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 17th day of July, in the year 2015, before me, Laura R. Santos, a Notary Public in and for said state, personally appeared SHANNON BARTON, Co-Guardian of the Person and Estate of AUDREY ANGELIDES, personally known to me to be the person who executed the above instrument, and acknowledged to me that she executed the same for purposes stated therein.



[Handwritten signature of Laura R. Santos]
NOTARY PUBLIC in and for said County and State.

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 17th day of July, in the year 2015, before me, Amy L Rosenlund, a Notary Public in and for said

state, personally appeared NIKKI D. FEISTER, Co-Guardian of the Person and Estate of AUDREY ANGELIDES, personally known to me to be the person who executed the above instrument, and acknowledged to me that she executed the same for purposes stated therein.



Amy L. Rosenlund
NOTARY PUBLIC in and for said
County and State.

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 20th day of July, in the year 2015, before me, Frances D. Traver, a Notary Public in and for said state, personally appeared MARKOS JOHN ANGELIDES, Co-Guardian of the Person and Estate of AUDREY ANGELIDES, personally known to me to be the persons who executed the above instrument, and acknowledged to me that he executed the same for purposes stated therein.



Frances D. Traver
NOTARY PUBLIC in and for said
County and State.

Exhibit "A"
(Sierra 01)

01-007-45-01
correct inventory number

A timeshare estate comprised of:

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

- (A) An undivided 1/8th interest as tenants in common, in and to the Common Area of **Lot 4** of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada
- (B) Unit No. B3 as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2: A non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above, during one "USE WEEK" within the SWING "use season" as that term is defined in the Second Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "USE WEEK" in the above referenced "use season" as more fully set forth in the CC&R's.

A Portion of APN: 1319-30-542-013

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-542-013
 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
 i) Other Time Share

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>RPTT Paid on Doc #</u> <u>2015-859764</u> <i>AY</i>	

3. Total Value/Sales Price of Property: \$ 1000 -
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: Deed of correction recognizing the true status of ownership

5. Partial Interest: Percentage being transferred: 100 %

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 Grantor

Signature [Signature] Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Audrey Angelides
 Address: 2671 Larkspur St.
 City: Reno
 State: NV Zip: 89512

Print Name: Ridge Sierra P.O.A.
 Address: 515 Nichols Blvd.
 City: Sparks
 State: NV Zip: 89431

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Hancock and Cavallera, PLLC Escrow # _____
 Address: 410 California Ave., Ste. 100
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)