

DOUGLAS COUNTY, NV

2015-869001

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

09/01/2015 08:47 AM

RESALE CLOSINGS, LLC

KAREN ELLISON, RECORDER

Prepared By and Return To:  
Resale Closings, LLC  
211 South Schanck Avenue  
Pen Argyl, PA 18072  
Without Title Examination

Mail Tax Statement To:  
Carl and Jean Thoms  
PO Box 5491  
Incline Village, NV 89450

APN:1319-30-644-098

## Grant Deed

On this 27th day of August, 2015 For valuable consideration of TEN DOLLARS (\$10.00), the receipt and sufficiency of which are hereby acknowledged, Leroy C. Aul and Claire J. Aul, whose address is 99 Pender Avenue, Warwick, Rhode Island 02889 ("Grantors") hereby grant to Carl W. Thoms and Jean M. Thoms, husband and wife, as joint tenants with rights of survivorship, whose address is PO Box 5491, Incline Village, Nevada 89450 ("Grantee(s)") all the real property situated in the County of Douglas and State of Nevada, described as follows:

A TIMESHARE ESTATE COMPRISED OF:

### PARCEL ONE:

An undivided 1/102nd 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. 203 as shown and defined on said last Condominium Plan.

### PARCEL TWO:

A non-exclusive right to use the real property know 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. 663681, in Book 179, 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 on 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 29,30, 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 FOUR:

(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 FIVE:

The exclusive right to use any UNIT of the same Unit Type as described in the Amended Declaration of Annexation of the Ridge Tahoe Phase Five recorded on 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 ALTERNATE use weeks within the ODD numbered years of the PRIME Season, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights 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 APN 42-28 8-13

This being the same property conveyed to the Grantor by Deed dated April 19, 1990 and recorded on April 27, 1990 as Book 490 and Page 3834 as Instrument Number 224811

Subject to the following: the Declaration; the Master Declaration of Covenants, Conditions, and Restrictions and all amendments thereof and supplements thereto, if any; taxes for the current year and all subsequent years; and conditions, restrictions, limitations, reservations, easements and other matters of record; 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 Grantor covenants with the Grantee that the Grantor is lawfully seized of the above property in fee simple; that the Grantor has good, right, and lawful authority to sell and convey the above property, and warrants the title to the above property and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantors have executed this deed:

Leroy C. Aul  
Leroy C. Aul

Claire J. Aul  
Claire J. Aul

Signed, Sealed and Delivered in the Presence of:

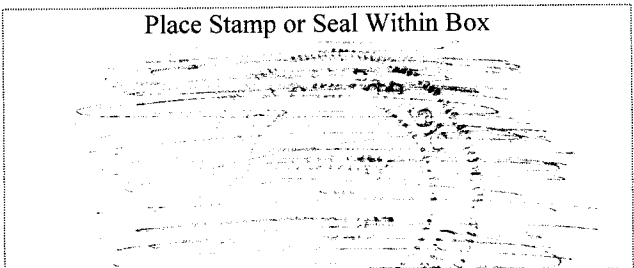
On this 27 day of August, 2015 before me, K. PARADIS (Print Name Here), a Notary Public, personally appeared, Leroy C. Aul and Claire J. Aul, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal:

Signature: [Signature]  
County of: Kent, State of: RI

My Commission Expires:

**MRS KAY PARADIS #754509**  
Notary Public, State of Rhode Island  
My Commission Expires Sept. 24, 2016



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-30-644-098  
 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 RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: SG - Saw Agreement of Sale

3. Total Value/Sales Price of Property      \$ 76  
 Deed in Lieu of Foreclosure Only value of property)    ( 0 )  
 Transfer Tax Value:      \$ 76  
 Real Property Transfer Tax Due      \$ 0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: consideration is less than \$100

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 agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Leroy and Claire Aul  
 Address: 99 Pender Avenue  
 City: Warwick  
 State: RI Zip: 02889

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Carl and Jean Thoms  
 Address: PO Box 5491  
 City: Incline Village  
 State: NV Zip: 89450

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Resale Closings, LLC Escrow#: LVC0176  
 Address: 211 South Schanck Avenue  
 City: Pen Argyl State: PA Zip: 18072

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**