

DOUGLAS COUNTY, NV

2015-869160

RPTT:\$1.95 Rec:\$18.00

\$19.95 Pgs=5

09/03/2015 01:18 PM

VP TITLE LLC

KAREN ELLISON, RECORDER

APN-1319-30-720-001

Prepared By and Return To:

VP Title LLC
900S Gay Street
Suite 601
Knoxville, TN 37902
2014-2024 BA

Mail Tax Statements To:

TCS Realty, LLC
11385 Lake Shore Drive
Cooper City, FL 33026

**The Ridge Tahoe
Grant, Bargain, Sale Deed**

THIS INDENTURE, made this 5th day of November, 2015, between John E Zeigler, an unmarried man and Vivian L Kyles, an unmarried woman together as joint tenants with right of survivorship, Grantor, and TCS Realty, LLC, a Georgia Limited Liability Company, Grantee;

Witnesseth:

That Grantor, in consideration for the sum of FIVE HUNDRED DOLLARS (\$500.00), lawful money of the United State of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does b these presents, grant, bargain and sell unto the Grantee and the Grantee's heirs and assigns, and all that certain property located and situate in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference.

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, rights of way, agreements and Amended and Restated Declaration of Timeshare covenants, Conditions and Restrictions recorded February 14, 1984, as Document No. 96758, Liber 284, Page 5202, Official Records of Douglas County, Nevada, 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 any appurtenances, unto the said Grantee and their assigns forever.

EXHIBIT "A" (37)

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/102nd interest in and to that certain condominium as follows:

- (A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom (Inclusive) as shown and defined on Condominium Plan Recorded as Document No. 182057, Official Records of Douglas County, Nevada. that certain
- (B) Unit No. 068 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known 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. 63681, in Book 173, 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 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, 39, 40, and 41 as shown on Tahoe Village Unit No. 3-Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, 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 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, recorded June 17, 1876) in Section 30, Township 13 North, Range 19 East,
- 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 a unit of the same Unit Type as described in the Declaration of Annexation of the Ridge of 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 week within the EVEN numbered years of the Swing 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".

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

Signed, sealed and delivered in the presence of:
(As to both Grantors)

Merlean Fuller
Witness 1 Signature

John E. Zeigler
John E. Zeigler (Grantor)

Merlean Fuller
Printed Name

Ivana Nickkawde
Witness 2 Signature

STATE OF: California

COUNTY OF: Alameda

On, Sept. 24, 2014, before me, Ivana Nickkawde,

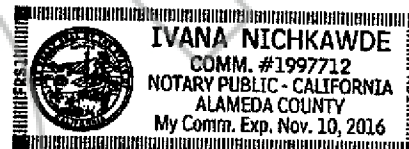
Notary Public, personally appeared, between John E. Zeigler who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signature(s) 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.

Ivana Nickkawde
Notary Public

My commission Expires: 11/10/2016

Press Notarial Seal/Stamp Here



Signed, sealed and delivered in the presence of:
(As to both Grantors)

[Signature]
Witness 1 Signature

Jerry Eggart
Printed Name

[Signature]
Witness 2 Signature

TAMMY VICK
Printed Name

[Signature]
Witness 1 Signature

COPER SCHAFER
Printed Name

[Signature]
Witness 2 Signature

Kyle Burgess
Printed Name

[Signature]
John E. Zeigler (Grantor)

[Signature]
Vivian Kyles (Grantor)

STATE OF: California

COUNTY OF: Kings

On, 11-5-14, before me, F. Reil, Notary Public,

Notary Public, personally appeared, between John E. Zeigler and Vivian Kyles who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by 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]
Notary Public

My commission Expires: 5-12-2017

Press Notarial Seal/Stamp Here



ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Alameda } SS.

On NOV 11, 2014, before me, Ivana Nickkawde, Notary Public,
DATE

personally appeared John E. Zeigler, who 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.

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.



Ivana Nickkawde
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Owner Consent form
TITLE OR TYPE OF DOCUMENT

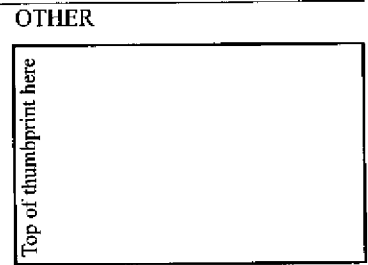
2
NUMBER OF PAGES

Nov 11, 2014
DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-720-001
 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: _____

3. Total Value/Sales Price of Property \$ 500
 Deed in Lieu of Foreclosure Only (value of property) (-0-)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 1.95

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 Brittany Anthony Capacity AGENT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: John Zeigler & Vivian Kyles
 Address: 15 Seabrest Terrace
 City: Freemont
 State: CA Zip: 94536

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: TCS Realty
 Address: 11385 Lake Shore Dr
 City: Cooper City
 State: FL Zip: 33026

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: VP TITLE LLC Escrow #: 2014-2624
 Address: 900 S Gay St Suite 601
 City: Knoxville State: TN Zip: 37902