

DOUGLAS COUNTY, NV

2015-870313

RPTT:\$3.90 Rec:\$18.00

\$21.90 Pgs=5

09/29/2015 02:55 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-644-078
R.P.T.T.	\$ 3.90
Escrow No.	20151226- TS/AH
Recording Requested By:	
Stewart Vacation Ownership	
Mail Tax Statements To:	
Ridge Tahoe P.O.A. P.O. Box 5790 Stateline, NV 89449	
When Recorded Mail To:	
Mario Espinoza and Yesenia Espinoza 212 W. Alexander Ave. Merced, CA 95348	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

KEVIN R. VAN UDEN, a married man who acquired title as a single man and **MARK A. VAN UDEN**, a married man who acquired title as a single man for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **MARIO ESPINOZA** and **YESENIA ESPINOZA**, husband and wife as joint tenants with right of survivorship and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Plaza Building, Prime Season, Account #3716913A, Stateline, NV 89449. See Exhibit "A" attached hereto and by this reference made a part hereof.

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

THIS DEED IS EXECUTED IN COUNTERPART, EACH OF WHICH IS DEEMED AN ORIGINAL, BUT SUCH COUNTERPARTS TOGETHER CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

Dated: 9/10/15

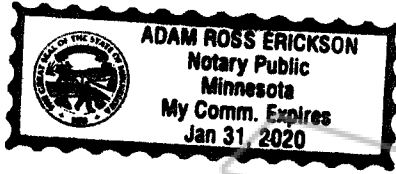
Mark A. Van Uden
Mark A. Van Uden

Executed in
Counterpart
Kevin R. Van Uden

Sarah E. Van Uden
SARAH E VAN UDEN

Executed in Counterpart
Shotaye M. Van Uden

SARAH E. VAN UDEN, wife of MARK A. VAN UDEN and SHOTAYE M. VAN UDEN, wife of KEVIN R. VAN UDEN herein join in the execution of this conveyance to release any interest, Community Property or otherwise, which they may have or be presumed to have in the above described property.



State of Minnesota }
County of Ramsey } ss.

This instrument was acknowledged before me on 10th September 2015 (date)

by: Mark A. Van Uden & Sarah E. Van Uden

Signature:

Adam Erickson
Notary Public

State of _____ }
County of _____ } ss.

This instrument was acknowledged before me on _____ (date)

by: Kevin R. Van Uden

Signature:

Notary Public

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

THIS DEED IS EXECUTED IN COUNTERPART, EACH OF WHICH IS DEEMED AN ORIGINAL, BUT SUCH COUNTERPARTS TOGETHER CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

Dated: SEPTEMBER 5, 2015

Executed in Counterpart

Mark A. Van Uden

✓ Kevin R. Van Uden
Kevin R. Van Uden

Executed in Counterpart

Sarah E. Van Uden

Shotaye M. Van Uden
SHOTAYE M. VAN UDEN

SARAH E. VAN UDEN, wife of MARK A. VAN UDEN and SHOTAYE M. VAN UDEN, wife of KEVIN R. VAN UDEN herein join in the execution of this conveyance to release any interest, Community Property or otherwise, which they may have or be presumed to have in the above described property.

State of _____ }
County of _____ } ss.

This instrument was acknowledged before
me on _____ (date)

by: Mark A. Van Uden

Signature:

Notary Public

State of VIRGINIA }
City of FREDERICKSBURG } ss.
County of FREDERICKSBURG

This instrument was acknowledged before
me on SEPTEMBER 5, 2015 (date)

by: Kevin R. Van Uden & SHOTAKE M VAN UDEN

Signature:

Donald H. Comden
Notary Public

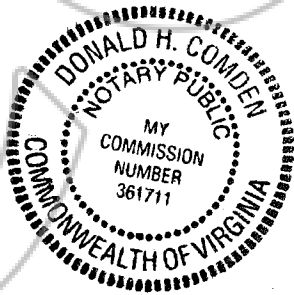


EXHIBIT "A"

(37)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 169 as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-078

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-644-078
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other Timeshare

3. Total Value/Sales Price of Property

_____ \$1,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value _____ \$1,000.00
 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: 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 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: *Mark A. Van Uden* Capacity: Grantor
 Mark A. Van Uden

Signature: _____ Capacity: Grantee
 Mario Espinoza

SELLER (GRANTOR) INFORMATION

Print Name: Mark A. Van Uden
 Address: 740 Fox Rd.
 City/State/Zip Lino Lakes, MN 55014

BUYER (GRANTEE) INFORMATION

Print Name: Mario Espinoza
 Address: 212 W. Alexander Ave.
 City/State/Zip Merced, CA 95348

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Vacation Ownership Escrow No 20151226- TS/AH
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706