

16-

A.P.N. #	A ptn of 1319-30-712-001
R.P.T.T.	\$ 13.65
Escrow No.	160162671
<b>Recording Requested By:</b>	
<b>Stewart Vacation Ownership</b>	
<b>Mail Tax Statements To:</b>	
Same as Below	
<b>When Recorded Mail To:</b>	
Ridge Pointe P.O.A.	
P.O. Box 5790	
Stateline, NV 89449	



KAREN ELLISON, RECORDER

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **EDWARD C. MCGEENEY, JR.** and **CATHLEEN F. MCGEENEY**, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **RIDGE POINTE PROPERTY OWNER'S ASSOCIATION**, a Nevada non-profit corporation 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 Pointe, Two Bedroom, Odd year use, Account #1601626B, 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.

Dated: 9-25-15

Edward C. McGeeney, Jr.

Cathleen F. McGeeney

State of Arizona }  
County of Maricopa } ss.

This instrument was acknowledged before me on Sept 25, 2015 (date)

by: Edward C. McGeeney, Jr., Cathleen F. McGeeney

Signature:   
Notary Public



**AFFIDAVIT**  
(Ridge Pointe Property Owners Association)

STATE OF NEVADA                    )  
  )        SS  
County of Douglas                    )

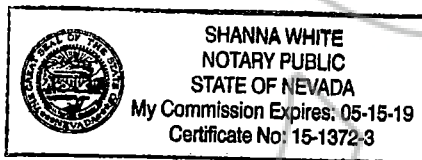
Ridge Pointe Property Owners Association, being first duly sworn upon oath, deposes and says:

That, for purposes of accepting delivery of the foregoing Deed in Lieu of Homeowners Assessment Foreclosure and affiant executing this Affidavit, he is a duly authorized officer or agent of the Grantee named therein; that he has read the Deed in Lieu of Homeowners Assessment Foreclosure and knows the contents thereof; that to the best of his knowledge, there is no statement contained in the terms, warranties and covenants therein set forth which is false; that in executing this Affidavit, and subject to the following proviso, Grantee hereby accepts said Deed in Lieu of Homeowners Assessment Foreclosure and agrees to its terms and covenants and approves the warranties therein contained, provided that there are no encumbrances, liens, adverse claims, defects, or other charges or matters appearing in the public records attaching subsequent to the recording of the original conveyance which affects the property deeded and provided further that Grantor is the sole, titled, record owner of the property.

Ridge Pointe Property Owners Association

By: Marc B. Preston  
Marc B. Preston, Agent

Subscribed, sworn to and acknowledged before me on August 13, 2015



Shanna White  
Notary Public

**EXHIBIT "A"**

**(160)**

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652<sup>nd</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14<sup>th</sup> AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in Odd -numbered years in accordance with said Declaration.

A Portion of APN: 1319-30-712-001

This document is recorded as an  
**ACCOMMODATION ONLY** and without liability  
for the consideration therefore, or as to the  
validity or sufficiency of said instrument, or  
for the effect of such recording on the title of  
the property involved.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-712-001
- 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

Total Value/Sales Price of Property	<u>\$3,387.00</u>
Deed in Lieu of Foreclosure Only (Value of Property) ( _____ )	
Transfer Tax Value	<u>\$3,387.00</u>
Real Property Transfer Tax Due:	<u>\$13.65</u>

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: *Edward C. McGeeney, Jr.* Capacity: Grantor  
 Edward C. McGeeney, Jr.

Signature: \_\_\_\_\_ Capacity: Grantee  
Ridge Pointe Property Owner's Association

**SELLER (GRANTOR) INFORMATION**

Print Name: Edward C. McGeeney, Jr.  
 Address: 26329 N. 45th Dr.  
 City/State/Zip Phoenix, AZ 85083

**BUYER (GRANTEE) INFORMATION**

Print Name: Ridge Pointe P.O.A.  
 Address: P.O. Box 5790  
 City/State/Zip Stateline, NV 89449

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

Company Name: Stewart Vacation Ownership Escrow No 160162671  
 Address: 3476 Executive Pointe Way #16  
 City Carson City State: NV Zip 89706