DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$16.00

Pgs=3

2015-872300

\$17.95

11/06/2015 08:27 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A portion of APN: 1319-30-712-001 RPTT \$ 1.95 / 16-008-32-01 / 20151767

GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made September 21, 2015 between MANNY SAHIM A married man Grantor, and Resorts West Vacation Club, a Nevada nonprofit corporation Grantee:

* who acquired title as an unmarried man

WITNESSETH:

That Grantor, in consideration for the sum of \$10.00, lawful money of the United States of America and other good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on (Exhibit "A") the Proper legal description will be attached by the escrow company, Stewart Vacation Ownership Title Agency, Inc. and incorporated herein by this reference;

TOGETHER with the tenements, hereditament and appurtenances there unto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

TO HAVE AND TO HOLD all and singular the premises, together with appurtenances, unto the said Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written. Virginia Ramos Beccera, present spouse of Manny Sahim herein joins in the execution of this conveyance for the purpose of releasing any interest, Community Property or otherwise, which he/she may have or be presumed to have in the above described property.

| / / | Grantor; | | |
|--------------------------------|------------------|--------------------|-------------------|
| STATE OF |) \ \/; | and late. | *, |
| COUNTY OF |) SS MANN | Y SAHIM | -10-10 |
| | · Virg | kin Kann | <u> </u> |
| | VIRGIN | IA RAMOS BECCERA | |
| | | | |
| This instrument was acknowledg | ged before me on | by MANNY SAHIM and | 1 VIRGINIA |
| RAMOS BECCERA | | | |
| | See attach | 42 | |
| | _ | D' | |
| Notary Public | | • | |

WHEN RECORDED MAIL TO Resorts West Vacation Club P.O. Box 5790 Stateline, NV 89449

MAIL TAX STATEMENTS TO: Ridge Tahoe Property Owner's Association P.O. Box 5790 Stateline, NV 89449

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

| State of California | N.I | |
|---------------------|------|---|
| County of | Napa |) |

On October 13, 2015 before me, Zachary Durham, Notary Public (insert name and title of the officer)

personally appeared Many Sahim Virginia Rawos Becerra, 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.

Signature (Seal)

ZACHARY DURHAM

NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2044646

NAPA COUNTY
My Comm. Exp. October 10, 2017

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 1/1326th interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th 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 each year in accordance with said Declaration.

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

| State of Nevada Declaration of Value | FOR RECORDERS OPTIONAL USE ONLY |
|--|--|
| 1. Assessor Parcel Number(s) a) A ptn of 1319-30-712-001 b) c) d) | Document/Instrument #: Book: Page: Date of Recording: Notes: |
| 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 <u>Timeshare</u> | |
| 3. Total Value / Sales Price of Property: | \$ 500.00 |
| Deed in Lieu of Foreclosure Only (value of property) | \$ |
| 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: | |
| Partial Interest: Percentage being transferred: N/A | % |
| The undersigned declares and acknowledges, under penalty of 375.110, that the information provided is correct to the best of the documentation if called upon to substantiate the information of any claimed exemption, or other determination of additional to due plus interest at 1 ½% per month. | neir information and belief, and can be supported provided herein. Furthermore, the disallowance ax due, may result in a penalty of 10% of the tax |
| Pursuant to NRS 375.030, the Buyer and Seller shall be join Signature Signature | tly and severally liable for any additional amount owedCapacitySellerCapacity |
| SELLER (GRANTOR) INFORMATION (REQUIRED) | BUYER (GRANTEE) INFORMATION (REQUIRED) |
| Print Name: MANNY SAHIM and ADRIAN SAHIM Print Nam | ne: _Resorts West Vacation Club |
| Address: PO BOX 4036 Address: | P.O. Box 5790 |
| COMPANY/ PERSON REC | veline State: NV Zip: 89449 DUESTING RECORDING |
| | IE SELLER OR BUYER) |
| Print Name: Stewart Vacation Ownership Title Agency, Inc. Address: 3476 Executive Pointe Way #16 City: Carson City State: NV | Escrow #:20151767 |
| (AS A PUBLIC RECORD THIS FOR | |