

DOUGLAS COUNTY, NV

2015-872395

RPTT:\$9.75 Rec:\$17.00

\$26.75 Pgs=4

11/09/2015 11:26 AM

CHICAGO TIMESHARE ESCROW

KAREN ELLISON, RECORDER

APN: 1319-30-644-017

RECORDING REQUESTED BY:
Chicago Title Company

WHEN RECORDED PLEASE MAIL TO:
Carol K. Chuang, Trustee
265 Barnhill Dr.
Folsom, CA 95630

MAIL TAX STATEMENTS TO:
The Ridge Resorts
P.O. Box 5721
Stateline, NV 89449

Escrow No: TS26608-015-CS2
Real Property Transfer Tax: \$9.75
City: Stateline

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

Kee S. Kim and Mirim S. Kim, Husband and Wife as Joint Tenants with Rights of Survivorship

Does hereby ASSIGN, BARGAIN, GRANT, SALE, AND CONVEY to:

Carol K. Chuang, Trustee of The Carol K. Chuang Revocable Living Trust, Under Declaration of Trust dated July 17, 2014

All that real property situated in the City of Stateline, County of Douglas, State of Nevada, described as follows:

Unit No. 054, Prime Season in the project identified as The Ridge Tahoe.

This being the same property conveyed to Kee S. Kim and Mirim S. Kim recorded on 10/16/2007 as Document Number 0711155 as more particularly described in Exhibit "A" attached hereto and made apart hereof.

THIS INSTRUMENT FILED FOR RECORD BY CHICAGO TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Document Date: October 6, 2015

[Signature]
Kee S. Kim

[Signature]
Mirim S. Kim

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 }
COUNTY OF El Dorado } ss:

On 10-24-15 before me, Matthew Henderson,
Notary Public in and for said State, personally appeared Kee S. Kim and Mirim S. Kim,
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]
Notary Public



(Notary Seal)

SEAL MUST BE PLACED INSIDE BORDER OR THE RECORDER WILL REJECT DEED

Escrow No.: TS26608-015-CS2

EXHIBIT "A" **Legal Description**

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

An undivided 1/51st 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 and defined on 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 there from 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, Nevada.
- (B) Unit No. 054 as shown and defined on said last 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.

- (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, 1976) 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 Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the Douglas County, in which an interest is herby 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 Forth 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 use week within the PRIME "use season", as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1319-30-644-017
- 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
- i) Other TIMESHARE

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 2,350.00
 Transfer Tax Value \$ 2,350.00
 Real Property Transfer Tax Due: \$ 9.75

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 *Kee S. Kim* Capacity Kee S. Kim/Grantor
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Kee S. Kim, Mirim S. Kim
 Address: _____
 City: El Dorado Hills
 State: CA Zip: 95762

Print Name: Carol K. Chuang, Trustee of The Carol K. Chuang Revocable Living Trust, Under Declaration of Trust dated July 17, 2014
 Address: _____
 City: Folsom
 State: CA Zip: 95630

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

Print Name: Chicago Title - Timeshare Escrow #: TS26608-CS2
 Address: 316 W. Mission Ave #121
 City: Escondido State: CA Zip: 92025