

DOUGLAS COUNTY, NV

2015-872833

RPTT:\$3.90 Rec:\$16.00

\$19.90 Pgs=3

11/17/2015 08:32 AM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

Recording requested by:
John Yinger
When Recorded, Return to:
LT Transfers
4513 Hwy 129N
Cleveland, GA 30528

APN # 1319-30-645-003

Mail tax statements to:
Ridge Tahoe Resort
400 Ridge Club Drive
Stateline, NV 89449

GRANT, BARGAIN, SALE DEED

THE RIDGE TAHOE

This indenture, made this 1st day of September, 2015, between **John Yinger and Barbara Yinger, together as Joint Tenants with Rights of Survivorship**, whose address is: 2221 Cypress Island Drive #808, Pompano Beach, Florida 33069, hereinafter called the "Grantors", and **Sheri Kenrick, a Single Woman**, whose address is: 36977 Fox Glen, Farmington Hills, Michigan 48331, hereinafter called the "Grantee".

Witnesseth: That said Grantor, for a good and valuable consideration to said Grantor in hand paid by said Grantee, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Grantee and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in Douglas County, Nevada, to wit:

"SEE ATTACHED EXHIBIT "A"

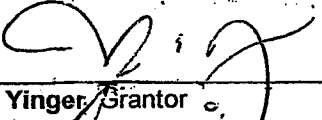
DERIVATION: This is the exact same property conveyed to Grantor by Deed recorded August 14, 2006 as Document Number 0682068 in Book 0806 at Page 5116 of Official Records of Douglas County, Nevada.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

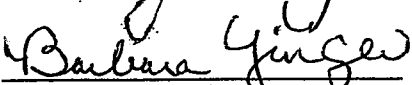
TO HAVE AND TO HOLD, all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day, month and year first above written.



John Yinger, Grantor

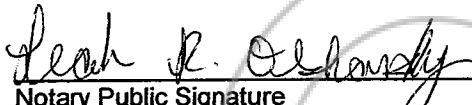


Barbara Yinger, Grantor

STATE OF Florida

COUNTY OF Broward

The foregoing instrument is acknowledged before me this 1st day of September, 2015, Leah R. Olschansky a Notary Public in and for the said County and State, by John Yinger and Barbara Yinger, who is personally known to me OR who has produced: _____ as identification.



Notary Public Signature

Leah R. Olschansky

Notary Printed Name

My Commission Expires: 04/13/19



EXHIBIT "A"

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48th interest in and to Lot **42** as shown on Tahoe Village Unit No. 3-14th amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. **270** as shown and defined on said map; 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 Seven** recorded April 26, 1995 as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest in Lot 42 only, for **one week each other year** in **Even**-numbered years in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB & M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office; thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said Amended Map; thence S. 14°00'00" W., along said Northerly line, 14.19 feet; thence N. 52°20'29" W., 30.59 feet; thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of inactive APN: 42-010-40

END OF EXHIBIT "A"

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-30-645-003
 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. a. Total Value/Sales Price of Property \$ 750.00
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$ 750.00
 d. Real Property Transfer Tax Due \$ ~~750.00~~ 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: _____ %
 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: Isabella Matias

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: John Yinger
 Address: 2221 Cypress Island Drive #808
 City: Pompano Beach
 State: FL Zip: 33069

Print Name: Sheri Kenrick
 Address: 36977 Fox Glenn
 City: Farmington Hills
 State: MI Zip: 48331

COMPANY REQUESTING RECORDING

Print Name: LT Transfers
 Address: 4513 Hwy 129 N
 City: Cleveland

Escrow #: NA

State: GA Zip: 305258