

DOUGLAS COUNTY, NV **2015-873147**
 RPTT:\$3.90 Rec:\$15.00
 \$18.90 Pgs=2 11/24/2015 08:51 AM
 STEWART TITLE VACATION OWNERSHIP
 KAREN ELLISON, RECORDER

A.P.N. #	A ptr of 1319-30-644-014
R.P.T.T.	\$ 3.90
Escrow No.	20151753- 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:	
Joyce Ruth Blanchard & Patrick Ryan Baldauff P.O. Box 11033 Zephyr Cove, NV 89448	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **CARL W. THOMS** and **JEAN M. THOMS**, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **JOYCE RUTH BLANCHARD** and **PATRICK RYAN BALDAUFF**, wife and husband 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, Odd Year Use, Account #3705101B, 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: 11/19/15

Carl W. Thoms

Carl W. Thoms

Jean M. Thoms

Jean M. Thoms

State of Nevada }
 County of Washoe } ss.

This instrument was acknowledged before me on 11/18/15 (date)

by: Carl W. Thoms, Jean M. Thoms

Signature: [Signature]
 Notary Public

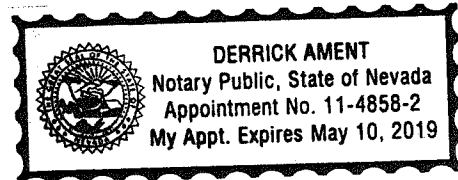


EXHIBIT "A"

(37)

An undivided 1/102nd 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. 051 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 every other year in the Odd -numbered years in the Prime "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-014

**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 1319-30-644-014
- 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 _____ \$750.00

Deed in Lieu of Foreclosure Only (Value of Property) (_____)

Transfer Tax Value _____ \$750.00

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 375.039, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *Carl W. Thoms* Capacity: **Grantor**
Carl W. Thoms

Signature: _____ Capacity: **Grantee**
Joyce Ruth Blanchard

SELLER (GRANTOR) INFORMATION

Print Name: Carl W. Thoms
Address: P.O. Box 5491
City/State/Zip Incline Village, NV 89450

BUYER (GRANTEE) INFORMATION

Print Name: Joyce Ruth Blanchard
Address: P.O. Box 11033
City/State/Zip Zephyr Cove, NV 89448

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

Company Name: Stewart Vacation Ownership Escrow No 20151753- TS/AH
Address: 3476 Executive Pointe Way #16
City Carson City State: NV Zip 89706