

DOUGLAS COUNTY, NV

2015-873896

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

12/10/2015 02:20 PM

HP CONSULTANTS, INC.

KAREN ELLISON, RECORDER

**UNITED STATES OF AMERICA
STATE OF NEVADA
COUNTY OF DOUGLAS**

RECORDING REQUESTED BY AND WHEN

RECORDED MAIL TO:

HP CONSULTANTS, INC.

7220 Avenida Encinas #208

Carlsbad, CA 92011

Transfer Tax: \$.1.95

Contract Nos: # 3109924A

Parcel ID No: 42-210-09

Mail Tax Statements to:

Ridge Resorts Financial Services

P. O. Box 5721. Stateline, NV 89449

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TIMESHARE WARRANTY DEED

BE IT KNOWN that on this 30th day of November, in the year of our Lord, Two Thousand Fifteen (2015);
BEFORE ME, The Undersigned Notary, and in the presence of the undersigned competent witnesses,

WILLIAM D. ROACHE, Surviving Joint Tenant, whose address is 106 Eastwood Drive, San Francisco, CA 94112, (Hereinafter referred to as "Grantor"),

Larry L. Hansen, an unmarried man, as his sole and separate property, whose address is 2863 Cottingham Street, Oceanside, CA 92054, (Hereinafter referred to as "Grantee"),

Witnesseth, that the Grantors, for and in consideration of the sum of **ONE HUNDRED ONE DOLLARS AND NO/100 (\$101.00)** and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey and confirm unto the Grantee, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain "Timeshare Interest", hereinafter defined in **The Ridge Tahoe (Nevada)**("Resort Facility"), which Resort Facility is legally described and situate in Douglas County, Nevada,

Together with a remainder over in fee simple absolute, as tenant-in-common with the other owners of all the Unit weeks in the hereafter described "TIMESHARE ESTATE" for the following described real estate located in the County of Douglas, State of Nevada, hereinafter described as:

Exhibit "A" attached hereto and made a part hereof and also described as:

Unit No: 099	Bldg Number:	Season: Swing Winter/Spring
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Exhibit A

A TIMESHARE ESTATE FOR THE RIDGE TAHOE COMPRISED OF:

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium described as follows:

(a) An undivided 1/20th interest, as tenants-in-common, in and to LOT 31 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom Units 081 to 100 Amended Map and as corrected by said Certificate of Amendment.

(b) Unit 099 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit 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 modification 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 use and enjoyment and incidental purposes over, on and through Lots 29,39, 40, and 41 as shown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

PARCEL FOUR:

(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, M.D.M.-and-

(b) An easement of ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate of Amendment, recorded November 23, 1981, as Document No. 62661, Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use said UNIT and non-exclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three, and four above during ONE "USE WEEK" within the "SPRING/FALL USE SEASON", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said use season.

END OF LEGAL DESCRIPTION FOR THE RIDGE TAHOE RESORT.

IN WITNESS WHEREOF, the parties hereto have caused this Timeshare Warranty Deed to be executed on the date first written in the presence of the undersigned competent witnesses who have hereunto signed their names with the said parties.

GRANTOR:

William D. Roache
William D. Roache

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 San Francisco

On the 30th day of Nov., 2015, before me, Wyman Howard Notary Public, personally appeared William D. Roache 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 Delaware that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

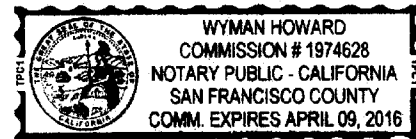
Wyman Howard

Signature

A Notary Public in and for said State

Print Name: Wyman Howard

My commission expires: 4/9/16



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a. 42-210-09
 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 \$ 101.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Vaule \$ 101.00
 d. Real Property Transfer Tax Due \$ 1.95

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section N/A
 b. Explain Reason for Exemption: N/A

5. Partial Interest: Percentage being Transferred: N/A %

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 the 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: William D. Roache

Capacity: SELLER
WILLIAM D. ROACHE

Signature: Larry L. Hansen

Capacity: BUYER
LARRY L. HANSEN

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Wm. D. Roache
 Address: 106 EASTWOOD DR
 City: 5 FRANCISCO
 State: CA Zip: 94112

Print Name: LARRY L. HANSEN
 Address: 2843 COTTINGHAM ST.
 City: OCEANSIDE
 State: CA Zip: 92054

COMPANY REQUESTING RECORDING

Print Name: HP CONSULTANTS INC. Escrow #: _____
 Address: 7320 AVENIDA ENCINAS #208
 City: CARLSBAD State: CA Zip: 92011