

DOUGLAS COUNTY, NV

2016-875246

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

01/13/2016 11:47 AM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

Recording requested by:  
Elizabeth Fox

When recorded return to:  
LT Transfers  
4513 Hwy 129 North  
Cleveland, GA 30528

APN # 1319-30-538-003

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 5<sup>th</sup> day of January, 2016, between **Elizabeth Fox and Stephen Kenneth Austin, Wife and Husband**, hereinafter called the "Grantors", whose address is: 64 Via Regalo, San Clemente, California 92673, and **Regina Charney, A Single Woman**, whose address is: 3120 Crest Haven Drive, Sacramento, California 95821, hereinafter called the "Grantees".

**WITNESSETH:**

That said Grantors, in consideration of One Dollar (\$1.00), and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Grantees and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in Douglas County, Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference.

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

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded September 17, 1982, as Document No. 71000, Liber 982, Page 753, Official Records of Douglas County, Nevada and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

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

**DERIVATION:** This is the exact same property conveyed to Grantor by Deed recorded October 22, 2015 as Document Number 2015-871637 of Official Records of Douglas County, Nevada.

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

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Elizabeth Fox  
Elizabeth Fox, Grantor

Stephen Kenneth Austin  
Stephen Kenneth Austin, Grantor

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 ORANGE

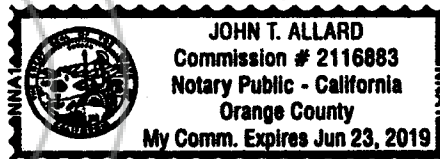
On 1-6-2016 2016, before me, John T. Allard, a Notary Public, personally appeared **Elizabeth Fox and Stephen Kenneth Austin**, who proved to me on the basis of satisfactory evidence to be the person whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person 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.

John T. Allard  
Notary Public signature

John T. Allard  
Notary printed name  
My commission expires: 6-23-2019



## EXHIBIT "A"

### **PARCEL ONE:**

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

(a) An undivided 1/20<sup>th</sup> interest, as tenants-in-common, in and to **Lot 32** 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 of Douglas County, State of Nevada. Except therefrom Units 101 to 120 Amended Map and as corrected by Certificate of Amendment.

(b) Unit No. **108** 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 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 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 for 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 the 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 **Summer** "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 season.

Note: For use with First Phase Deeds and Deeds of Trust on Lot 32

**END OF EXHIBIT "A"**

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 1319-30-538-003  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property:

- |  |                        |                             |                 |
|--|------------------------|-----------------------------|-----------------|
| a) <input type="checkbox"/>            | Vacant Land            | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse           | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.             | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural           | h) <input type="checkbox"/> | Mobile Home     |
| i) <input checked="" type="checkbox"/> | Other <u>Timeshare</u> |                             |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Notes: _____
_____

## 3. Total Value/Sales Price of Property:

\$ 500.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ 500.00  
 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: \_\_\_\_\_

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 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 *mgpc* Capacity *Agent*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Elizabeth Fox  
 Address: 64 Via Regalo  
 City: San Clemente  
 State: CA Zip: 92673

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Regina Charney  
 Address: 3120 Crest Haven Drive  
 City: Sacramento  
 State: CA Zip: 95821

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: LT Transfer Escrow # NA  
 Address: 4513 Hwy 129 North  
 City: Cleveland State: GA Zip: 30528