

DOUGLAS COUNTY, NV

2016-875578

RPTT:\$0.00 Rec:\$18.00

\$18.00 Pgs=5

01/20/2016 02:19 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

E07

A.P.N. #	A ptn of 1319-30-723-009
R.P.T.T.	\$ -0- (#7)
Escrow No.	20151913- TS/AH
<b>Recording Requested By:</b>	
Stewart Vacation Ownership	
<b>Mail Tax Statements To:</b>	
Ridge Tahoe P.O.A. P.O. Box 5790 Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
Neil E. Taxy and Marlee Taxy 4356 Edgewood Ave. Oakland, CA 94602	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That NEIL E. TAXY and MARLEE B. TAXY, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to NEIL E. TAXY and MARLEE TAXY, Trustees of the MARLEE AND NEIL TAXY FAMILY TRUST, dated March 5, 2010 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, Naegle Building, Summer Season, Account #3312902A, 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:

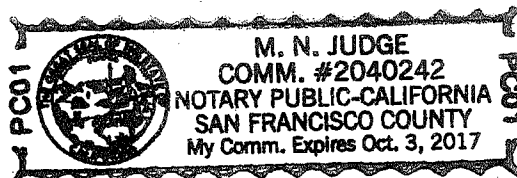
JAN 4, 2016

Executed in Counterpart

Neil E. Taxy

Marlee B. Taxy

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefor, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.



**ACKNOWLEDGMENT**

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

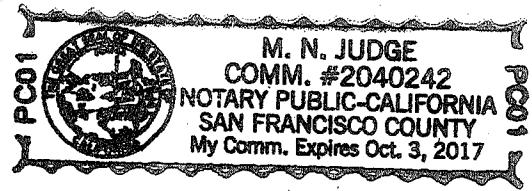
On January 4, 2016 before me, M. N. Judge  
(insert name and title of the officer)

personally appeared NEIL E. TAXY and MARLEE B. TAXY  
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 M. N. Judge (Seal)



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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: \_\_\_\_\_

*1/4/2016*

Executed in Counterpart

\_\_\_\_\_  
Neil E. Taxy

*Marlee B. Taxy*  
\_\_\_\_\_  
Marlee B. Taxy

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.

# ACKNOWLEDGMENT

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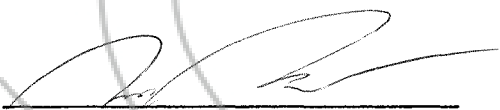
State of California  
County of San Francisco )

On 1/4/2016 before me, Michael D. Friedman, Notary Public  
(insert name and title of the officer)

personally appeared ~~NEIL E. TAXY and MARLEE B. TAXY~~  
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  (Seal)



**EXHIBIT "A"**

**(33)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20<sup>th</sup> interest in and to Lot 33 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> 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 121 through 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and (B) Unit No. 129 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 III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, 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 Lots 31, 32 or 33 only, for one week each year in the Summer "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-723-009**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-723-009
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording: _____	
Notes: SG - Trust Cert OK	

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

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \_\_\_\_\_  
 Real Property Transfer Tax Due: \_\_\_\_\_ \$0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: #7
- b. Explain Reason for Exemption: Transfer property to Trust for no consideration

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

Signature: Neil E. Taxy Capacity: Grantor  
 Neil E. Taxy

Signature: Neil E. Taxy Capacity: Grantee  
 Neil E. Taxy, Trustee

**SELLER (GRANTOR) INFORMATION**

Print Name: Neil E. Taxy  
 Address: 4356 Edgewood Ave.  
 City/State/Zip Oakland, CA 94602

**BUYER (GRANTEE) INFORMATION**

Print Name: Neil E. Taxy, Trustee  
 Address: 4356 Edgewood Ave.  
 City/State/Zip Oakland, CA 94602

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

Company Name: Stewart Vacation Ownership Escrow No 20151913- TS/AH  
 Address: 3476 Executive Pointe Way #16  
 City Carson City State: NV Zip 89706