

DOUGLAS COUNTY, NV

2016-876238

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

02/03/2016 12:06 PM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

Recording requested by:  
Ronald E. Bishop  
When Recorded, Return to:  
LT Transfers  
4513 Hwy 129N  
Cleveland, GA 30528

**APN # 1319-30-644-102**

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

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**GRANT, BARGAIN, SALE DEED**

**THE RIDGE TAHOE**

This indenture, made this 19th day of January, 2016, between **Ronald E. Bishop and Lorna M. Bishop, Husband and Wife as Tenants in Common**, whose address is: 18700 Lanteen Brook Court, Cornelius, North Carolina 28031, hereinafter called the "Grantors", and **Anthony Persichetti and Cherie Persichetti, Husband and Wife, as Joint Tenants with Right of Survivorship and not as Tenants in Common**, whose address is: 182 Costa Loop, Auburndale, Florida 33823, hereinafter called the "Grantee".

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00), 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"**

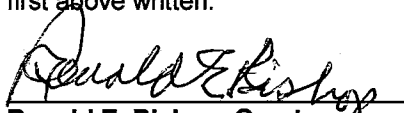
**DERIVATION:** This is the exact same property conveyed to Grantor by Deed recorded April 14, 1997, as Document Number 0410427 in Book 0497 at Page 1848-1849 of Official Records of Douglas County, Nevada.

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

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 dated January 30, 1984 and recorded February 14, 1984, as Document No. 967580, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, 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.

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

  
Ronald E. Bishop, Grantor

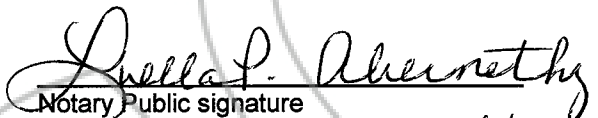
  
Lorna M. Bishop, Grantor

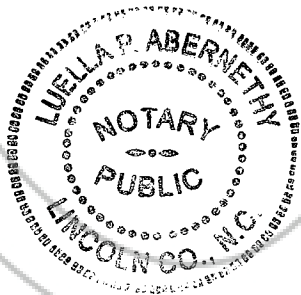
STATE OF NC

COUNTY OF Mecklenburg

On January 19, 2016, 2016, before me Luella P. Abernethy, a Notary Public, for and in the aforesaid State and aforesaid County, personally appeared between **Ronald E. Bishop and Lorna M. Bishop**, 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.

Given under my hand this 19th day of January, 2016.

  
Notary Public signature  
Luella P. Abernethy  
Notary printed name  
My commission expires: 5/24/2020



## EXHIBIT "A"

An undivided 1/51<sup>st</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 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 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. 191** 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 each year in the **PRIME** "Season" as defined in and in accordance with said Declarations.

A portion of APN: 1319-30-644-102

END OF EXHIBIT "A"

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-30-644-102  
 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'/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      \$ 500.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      \_\_\_\_\_  
 c. Transfer Tax Value:      \$ 500.00  
 d. 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 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: W Sabellamy      Capacity: Agent

Signature: \_\_\_\_\_      Capacity: \_\_\_\_\_

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

Print Name: Ronald E. Bishop  
 Address: 18700 Lanteen Brook Court  
 City: Cornelius  
 State: NC      Zip: 28031

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

Print Name: Anthony Persichetti  
 Address: 182 Costa Loop  
 City: Auburndale  
 State: FL      Zip: 33823

**COMPANY REQUESTING RECORDING**

Print Name: LT Transfers  
 Address: 4513 Highway 129 North  
 City: Cleveland

Escrow #: NA  
 State: GA      Zip: 30528