

APN: PTN 42-230-10

Prepared By and Return To:
Resort Closings, Inc.
(Without Title Examination)
3701 Trakker Trail Suite 2J
Bozeman, MT 59718
Escrow #54869

Mail Tax Statement To:
RIDGE SIERRA
P.O. BOX 859
SPARKS, NV 89432

DOUGLAS COUNTY, NV
RPTT:\$1.95 Rec:\$16.00
\$17.95 Pgs=3
RESORT CLOSINGS, INC.
KAREN ELLISON, RECORDER

2016-877070
02/22/2016 08:12 AM

LIMITED WARRANTY DEED

THIS DEED shall operate to perform the transfer of title from PROJECT PHILANTHROPY, INC., a nonprofit corporation duly organized and existing under and by virtue of the laws of the District of Columbia, whose address is 3701 Trakker Trail, Suite 1D, Bozeman, MT 59718. ("Grantor(s)") to JOSE FERNANDO CARLI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, WHOSE ADDRESS IS AV MANOEL ALVES DE MORAES 62, GUARUJA – SP, BRAZIL, 55-13-3351-8362 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of Five Hundred Dollars and no cents (\$500.00) which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawful authority to sell and convey said land; that the Grantor(s) hereby fully warrants title against all acts of Grantor(s), and none other;

IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 2-18-2016

GRANTOR(S): PROJECT PHILANTHROPY, INC.

Virginia Babcock President
VIRGINIA BABCOCK, PRESIDENT

Signed, Sealed and Delivered in the Presence Of:

STATE OF: Montana

COUNTY OF: Beaumont

THE 18th DAY OF February, 2016, VIRGINIA BABCOCK AS PRESIDENT OF PROJECT PHILANTHROPY, Inc., personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

Press Notarial Seal or Stamp Clearly and Firmly

Signature: Jodie R. Tilden

Printed Name: Jodie R. Tilden

A Notary Public in and for said State

My Commission Expires: 2/4/2018

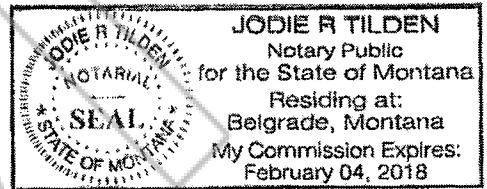


EXHIBIT 'A'

A timeshare estate comprised of:

PARCEL 1:

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

(a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 3 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(b) Unit No. A2 as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above, during one "Use Week" within the Prime "use season" as that term is defined in the Second Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above-referenced "use season" as more fully set forth in the CC&R's.

A portion of APN 42-230-10

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. PTN 42-230-10
 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 \$ 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 *Jose Fernando Carli* Capacity Agent

Signature _____ Capacity Agent

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

Print Name: Project Philanthropy, Inc.
 Address: 3701 Trakker Trail, Suite 2J
 City: Bozeman
 State: MT Zip: 59718

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

Print Name: Jose Fernando Carli
 Address: Av Manoel Alves de Moraes 62
 City: Guaruja -
 State: SP Brazil Zip: 55133351-8362

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Resort Closings, Inc Escrow #: 54869
 Address: 3701 Trakker Trail, Sutie 2J
 City: Bozeman State: MT Zip: 59718

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED