

DOUGLAS COUNTY, NV

2016-877204

RPTT:\$5.85 Rec:\$15.00

\$20.85 Pgs=2

02/24/2016 12:44 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

Acct #3403851A

A portion of APN: 1319-30-724-039

RPTT \$ 5.85

**RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION  
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made December 22, 2015 between **Ridge Tahoe Property Owner's Association**, a Nevada non-profit corporation, Grantor, and **GRANT THOMPSON & MARGARET THOMPSON, \* BRIAN CARTER & CHRISTINE CARTER, \*\* JOYCE YOUNGS,** an unmarried woman as to an undivided 25% interest and **JOANNE ZERG,** an unmarried woman and **EDWARD W. MASLANKA,** a single man together as joint tenants as to an undivided 25% interest, Grantees;

**WITNESSETH:**

That Grantor, in consideration for the sum of \$10.00, lawful money of the United States of America and other good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on (Exhibit "A") the Proper legal description will be attached by the escrow company, Stewart Title of Douglas County and incorporated herein by this reference;

TOGETHER with the tenements, hereditament 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 the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984 as Document No. 96758, 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 appurtenances, unto the said Grantee and Grantee's assigns forever.


IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.


STATE OF NEVADA )  
 ) SS  
COUNTY OF DOUGLAS )  
\* husband and wife as joint tenants as to an undivided 25% interest  
\*\* husband and wife as joint tenants as to an undivided 25% interest

Grantor:  
**Ridge Tahoe Property Owner's Association,**  
a Nevada Non-Profit Corporation  
BY: Resort Realty, LLC, a Nevada Limited Liability Company, its Attorney-In-Fact

  
\_\_\_\_\_  
Marc B. Preston, Authorized Agent

This instrument was acknowledged before me on 2-2-16 by Marc B. Preston, as the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for the Ridge Property Owner's Association, a Nevada non-profit corporation.

  
\_\_\_\_\_  
Notary Public

 SHANNA WHITE  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 05-15-19  
Certificate No: 15-1372-3

WHEN RECORDED MAIL TO:  
Grant Thompson & Margaret Thompson  
P.O. Box 10626  
Zephyr Cove, NV 89448

MAIL TAX STATEMENTS TO:  
Ridge Tahoe Property Owners Assoc.  
PO BOX 5790  
Stateline, NV 89449

**EXHIBIT "A"**

**(34)**

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38<sup>th</sup> interest in and to Lot 34 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 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 038 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 recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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 the same unit type conveyed, in Lot 34 only, for one week each year in the Swing "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-724-039

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-724-039  
 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  
 i)  Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$1,439.85  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$1,439.85  
 Real Property Transfer Tax Due: \$5.85

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.0%

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 Alte Hannum agent Capacity Grantor

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Ridge Tahoe P.O.A.  
 Address: P.O. Box 5790  
 City: Stateline  
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Grant Thompson  
 Address: P.O. Box 10626  
 City: Zephyr Cove  
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Stewart Vacation Ownership Escrow # 3403851A  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)