

PTN APN 1319-30-542-001



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Ridge Sierra P.O.A.  
515 Nichols Blvd.  
Sparks, NV 89431

MAIL TAX STATEMENTS TO:

Ridge Sierra  
P.O. Box 859  
Sparks, NV 89432

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That GERALD A. MORSE AND  
VIOLET J. MORSE, husband and wife

in consideration of TEN DOLLARS (10.00) and other valuable consideration, the receipt  
of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND  
CONVEY TO:

RIDGE SIERRA PROPERTY OWNERS ASSOCIATION, INC.,  
a Nevada corporation

all that certain real property situate in the County of Douglas, State of Nevada, being  
more particularly described on EXHIBIT "A" attached hereto and, by this reference,  
made a part hereof.

This Deed is an absolute conveyance, the Parties of the First Part having sold said land to  
the Party of the Second Part for a fair and adequate consideration, such consideration, in  
addition to that above recited, being full satisfaction of all obligations in favor of Ridge  
Sierra P.O.A. as set forth and provided in the Covenants, Conditions and Restrictions of  
Record. Parties of the First Part declare that this conveyance is freely and fairly made,  
and that there are no agreements, oral or written, other than this Deed between the parties  
with respect to the property hereby conveyed.

TOGETHER WITH, all and singular, the tenements, hereditaments and  
appurtenances thereunto belonging or in anywise appertaining.

WITNESS our hand this 11 day of March, 2016.

  
GERALD A. MORSE

  
VIOLET J. MORSE

STATE OF Oregon )  
 )ss:  
COUNTY OF Douglas )

This instrument was acknowledged before me on Mar 11, 16,  
2016, by Gerald A. Morse and Violet J. Morse.

Robin C Robbins  
NOTARY PUBLIC

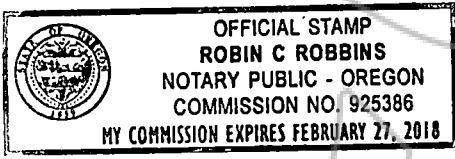


EXHIBIT "A"

(Sierra 01) 01-005-11-03

A timeshare estate comprised of:

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

- (A) An undivided 1/8<sup>th</sup> interest as tenants in common, in and to the Common Area of **Lot 4** 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. **B1** 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 and for the use and enjoyment and incidental purposes over, on and through the Common Area 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 Timeshare 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: 1319-30-542-001

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-30-542-001  
 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  
 i)  Other Timeshare

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

3. Total Value/Sales Price of Property: \$ 1000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 1000.00  
 Real Property Transfer Tax Due: \$ 3.90

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 Lynn Clemons Capacity Grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Gerald & Violet Morse  
 Address: 1257 S.E. Hawthorne Dr.  
 City: Roseburg  
 State: OR Zip: 97470

Print Name: Ridge Sierra P.O.A./Lynn Clemons  
 Address: 515 Nichols Blvd.  
 City: Sparks  
 State: NV Zip: 89431

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

Print Name: ~~Ridge Sierra~~ Grantor Escrow # \_\_\_\_\_  
 Address: same as above  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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