

DOUGLAS COUNTY, NV

2016-878614

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

03/28/2016 08:59 AM

STERLING TITLE PARTNERS INC

KAREN ELLISON, RECORDER

Assessor's parcel No. 1319-30-644-011

**AFTER RECORDING RETURN TO:**  
American Resource Management Group  
2455 E. Sunrise Blvd. Suite 411  
Fort Lauderdale, FL 33304

**MAIL TAX STATEMENTS TO:**  
Zavin Sargis  
945 S. Birch St. #460261  
Glendale, CO. 80246

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**GRANT, BARGAIN & SALE DEED**

THIS INDENTURE made and entered into on this 8th day of MARCH, 2016, by and between **KLAUS R. CHRISTIANSEN AND MARIA CHRISTIANSEN**, a mailing address of 232 OLEMA ROAD, FAIRFAX, CA 94930 hereinafter referred to as Grantor(s) and **ZAVIN SARGIS, A SINGLE MAN, A HIS SOLE AND SEPARATE PROPERTY**, a mailing address of 945 S. BIRCH STREET., #460261, GLENDALE, CO. 80246

WITNESSETH: That the said Grantors, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day granted, bargained, sold, and conveyed and do by these presents, grant, bargain, sell, and convey unto the said Grantees the following described time-share estate located in DOUGLAS County, NEVADA:

The Ridge Tahoe, Plaza Building, Swing Season, Even Year use, Week #37-048-43-82, Stateline, NV 89449.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

PRIOR INSTRUMENT REFERENCE: INSTRUMENT NO.: 0698032, RECORDED 03/29/2007, AT BOOK: 0307, PAGE: 9571, COUNTY OF DOUGLAS, STATE OF NEVADA.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this 8th day of MARCH, 2016.

BY [Signature]  
KLAUS R. CHRISTIANSEN

BY Maria Christiansen  
MARIA CHRISTIANSEN

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 the document.

State of California  
County of Marin )

On 3/8/2016, before me, Tami Lyon, Notary Public, personally appeared **KLAUS R. CHRISTIANSEN AND MARIA CHRISTIANSEN**, 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 [Signature]  
(SEAL)

(Seal)

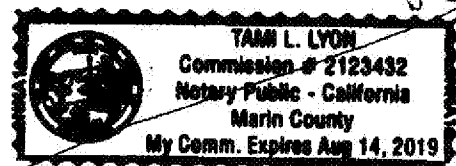


EXHIBIT A  
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,  
BOUNDED AND DESCRIBED AS FOLLOWS:

AN UNDIVIDED 1/102<sup>nd</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 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 048  
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 TIMESHARE CONVENANCES, CONDITIONS AND RESTRICTIONS FOR  
THE RIDGE TAHOE RECORDED FEBRUARY 14, 1984, AS DOCUMENT NO 096758, AS AMENDED, AND  
IN THE DECLARATION OF ANNEXATON 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 EVERY OTHER YEAR IN THE EVEN NUMBERED YEARS  
IN THE SWING SEASON AS DEFINED IN AND IN ACCORDANCE WITH SAID DECLARATIONS.

A PORTION OF APN 1319-30-644-011

PROPERTY COMMONLY KNOWN AS: 400 RIDGE CLUB DRIVE, STATELINE, NV 89449

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a. 131B-30-644-011
- 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: 100.00 %**

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 Shyla M. Cline Capacity Agent for Seller

Signature Shyla M. Cline Capacity Agent for buyer

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

Print Name: Klaus R and Marie Christiansen  
 Address: 232 Olama Road  
 City: Fairfax  
 State: CA Zip: 94930

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

Print Name: Zavin Sargis  
 Address: 946 S. Birch St  
 City: Glandale  
 State: CO Zip: 80246

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

Print Name: American Resource Management Group Escrow #: \_\_\_\_\_  
 Address: 2455 E. Sunrise Blvd #411  
 City: FL - Lauderdale State: FL Zip: 33304

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED