

DOUGLAS COUNTY, NV

RPTT:\$5.85 Rec:\$19.00

\$24.85 Pgs=6

2016-880237

05/02/2016 02:56 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-645-003
R.P.T.T.	\$ 5.85
Escrow No.	20160382- TS/AH
Recording Requested By:	
Stewart Vacation Ownership	
Mail Tax Statements To:	
Ridge Tahoe P.O.A. P.O. Box 5790 Stateline, NV 89449	
When Recorded Mail To:	
2K-XII Investments Australia, LLC Attn: Keith Pohlmann 15 Marana Street Warana Beach, Queensland 4575 AUSTRALIA	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JAMES HALES** and **SHARLA HALES**, husband and wife, **TYLER HALES**, a single man and **ANDREW HALES**, a single man for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **2K-XII INVESTMENTS AUSTRALIA, LLC**, a Georgia Limited Liability Company and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Cascade Building, Odd Year Use, Account #4227434B, Stateline, NV 89449. See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

THIS DEED IS EXECUTED IN COUNTERPART, EACH OF WHICH IS DEEMED AN ORIGINAL BUT SUCH COUNTERPARTS TOGETHER CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

See Following pages for signatures

This document is recorded as an **ACCOMMODATION ONLY** and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

Dated: 4-15-16

[Signature]
James Hales

[Signature]
Sharla Hales

Executed in Counterpart
Tyler Hales

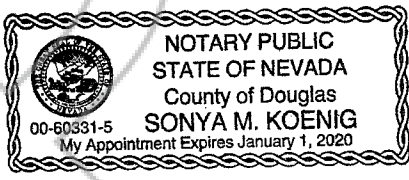
Executed in Counterpart
Andrew Hales

State of Nevada }
County of Douglas } ss.

This instrument was acknowledged before me on April 15, 2016 (date)

by: James Hales and Sharla Hales

Signature: [Signature]
Notary Public



State of _____ }
County of _____ } ss.

This instrument was acknowledged before me on _____ (date)

by: Andrew Hales

Signature: _____
Notary Public

Dated: 4/18/16

Executed in Counterpart
James Hales

Executed in Counterpart
Sharla Hales

Executed in Counterpart
Tyler Hales

Andrew Hales 4/18/16
Andrew Hales

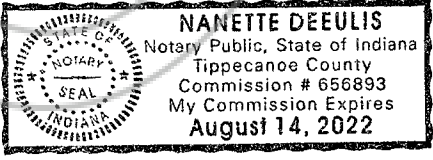
State of _____ }
County of _____ } ss.
This instrument was acknowledged before
me on _____ (date)
by: James Hales and Sharla Hales
Signature: _____

Notary Public

State of Indiana }
County of Tippecanoe } ss.
This instrument was acknowledged before
me on April 18 2016 By Andrew Hales (date)
by: Andrew Hales Nanette DeEulis
Signature: _____

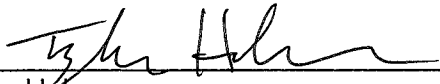
Nanette DeEulis
Notary Public

for Andrew Hales



Dated: 4/29/16

Executed in Counterpart
James Hales


Tyler Hales

Executed in Counterpart
Sharla Hales

Executed in Counterpart
Andrew Hales

State of _____ }
County of _____ } ss.
This instrument was acknowledged before
me on _____ (date)
by: James Hales and Sharla Hales
Signature:

Notary Public

State of _____ }
County of _____ } ss.
This instrument was acknowledged before
me on _____ (date)
by: Andrew Hales
Signature:

Notary Public

ACKNOWLEDGMENT

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 that document.

State of California
County of Santa Clara)

On April 29, 2016 before me, Vikal Patel, Notary Public
(insert name and title of the officer)

personally appeared TYLER HALES
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.

[Handwritten Signature]

Signature _____ (Seal)

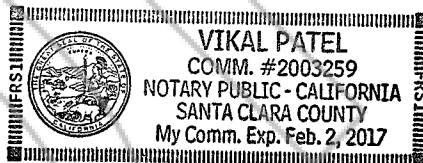


EXHIBIT "A"

(42)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48th interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 274 as shown and defined on said map; 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week every other year in Odd - numbered years in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) A ptn of 1319-30-645-003
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property
- | | |
|---|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input checked="" type="checkbox"/> Other <u>Timeshare</u> | |

3. Total Value/Sales Price of Property \$1,200.00
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$1,200.00
 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 %

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 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: *James Hales* Capacity: Grantor
 James Hales

Signature: _____ Capacity: Grantee
2K-XII Investments Australia, LLC, a
 Georgia Limited Liability Company

SELLER (GRANTOR) INFORMATION
 Print Name: James Hales
 Address: 883 Mahogany Dr.
 City/State/Zip: Minden, NV 89423

BUYER (GRANTEE) INFORMATION
 Print Name: 2K-XII Investments Australia, LLC
 Address: 15 Marana St., Warana Beach, Queensland
 City/State/Zip: AUSTRALIA 4575

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company Name: Stewart Vacation Ownership Escrow No 20160382- TS/AH
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706