

DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$17.00

\$18.95 Pgs=4

TIMESHARE NATION

KAREN ELLISON, RECORDER

2016-880832

05/16/2016 08:31 AM

APN: 1319-30-644-004

Document Prepared By:
When Recorded return to:
Rudolph & Gladys Kienast
932 Rolph Street
San Francisco, CA 94112

Mail tax statements to:
The Ridge Tahoe
400 Ridge Club Drive
P.O. Box 5790
Lake Tahoe NV, 89449

Consideration: \$500.00

GRANT, BARGAIN AND SALE DEED

THIS DEED: Made and entered into this 13th day of April 2016, by and between **Roosevelt Green and Matlyn J. Green, Husband and Wife as Joint Tenants with Right of Survivorship**, whose address is 127 Compass Point Dr., Madison, AL 35758-7978, **GRANTOR** herein, and **Rudolph Peter Kienast and Gladys Cayago Kienast, Husband and Wife, as Tenants by the Entirety**, of the State of California, **GRANTEE**, herein:

Grantee's mailing address: 932 Rolph Street, San Francisco, CA 94112

WITNESSETH, that the said Grantor, for and in consideration **FIVE HUNDRED DOLLARS (\$500.00)**, paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto the said Grantee the following described Real Property lying, being and situate in the unincorporated area, County of Douglas, State of Nevada:

The following real property located in the State of Nevada, County of Douglas, known as **The Ridge Tahoe**, which is more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof.

TOGETHER with the tenements, hereditaments, 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, right 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 THE PREMISES AFORESAID, together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

The said Grantor covenanting that said Grantor and the heirs, executors, administrators and assigns of such party or parties shall and will **WARRANT AND DEFEND** the title to the premises unto the claims of all person whomsoever, excepting however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

Helen Cordier
Helen Cordier
Witness:

Roosevelt Green
Roosevelt Green

John Tambill JR
John Tambill JR
Witness:

Matlyn J Green
Matlyn J. Green

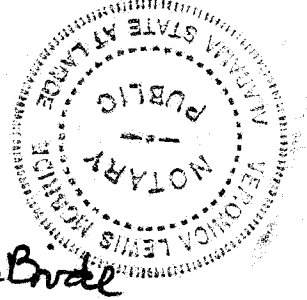
STATE OF Alabama)
)
) SS
COUNTY OF Madison)

The foregoing instrument was acknowledged before me on this 13 day of April 2016, before me, the undersigned, a Notary Public in and for said County and State Personally Appeared Roosevelt Green and Matlyn J. Green, who are personally known to me or who have produced Alabama Drivers License as identification, whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same freely and voluntarily and for the purposes therein stated.
WITNESS my hand and Official Seal.

(Notary Seal)

Veronica Lewis McBride
My Commission Expires 08/28/2017

Veronica Lewis McBride
Notary Public



My Commission Expires: 8/28/2017

EXHIBIT "A"

**LEGAL DESCRIPTION
FOR
RIDGE TAHOE - LOT 37**

The land referred to herein is situated in the

State of Nevada

County of Douglas

and is described as follows:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows:

- (A) **An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13th 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 retain Condominium Plan recorded July 14, 1988, as Document No. 182057; and**
- (B) **Unit No. 056 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 Phase IV 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 and said interest in Lots 37 only, for one week each year in the "PRIME Season" as defined in and in accordance with said Declarations.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a. 1319-30-644-004
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 RECORDERS OPTIONAL USE ONLY | |
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

- 3.a. Total Value/Sales Price of Property \$ 500
b. Deed in Lieu of Foreclosure Only (value of property (0.00))
c. Transfer Tax Value: \$ 500
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 %
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 Roosevelt Green Capacity: Grantor
Signature Mattlyn J. Green Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Roosevelt & Mattlyn J. Green
Address: 127 Compass Point Dr
City: Madison
State: AL Zip: 35758-7978

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Rudolph & Gladys Kienast
Address: 932 Rolph Street
City: San Francisco
State: CA Zip: 94112

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
Print Name: Timeshare Nation Escrow # _____
Address: 401 N. Carroll Ave., Ste 154
City: Southlake State: TX Zip: 76092