DOUGLAS COUNTY, NV RPTT:\$1.95 Rec:\$15.00

2016-881009

\$16.95 Pgs=2

05/18/2016 03:18 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-645-003		
R.P.T.T.	\$1.95		
Escrow No.	20160631- 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:			
Laura V. O'Brien			
799 Graceland Ave. #508			
Des Plaines, IL 60016			

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That LAURA V. O'BRIEN, Trustee of the LAURA V. O'BRIEN TRUST, u/a/d July 25, 2002 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to LAURA V. O'BRIEN, a married woman, DANIEL O'BRIEN, a single man and MATTHEW O'BRIEN, a single man altogether as joint tenants with right of survivorship 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, Every Year Use, Account #4229632A, 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.

Dated: 5-1/-16	\ \
LAURA V. O'BRIEN TRUST, u/a/d July 25, 2002	
Laure. O Brien	<i>///</i>
Laura V. O'Brien, Trustee	
State of Illinois }	
County of	
This instrument was acknowledged before me on	ate)
by: Laura V. 6'Brien, Trustee	
Signature:	
Notary Public	OFFICIAL SEAL BEVERLY CONRAD NOTARY PUBLIC - STATE OF ILLINOIS
	MY COMMISSION EXPIRES:10/16/17

## **EXHIBIT "A"**

(42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths 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. 296 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 each year 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 - 13<sup>th</sup> 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 13<sup>th</sup> 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

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.

STATE OF NEVAD		$\wedge$	
Assessor Parcel Number(s)		FOR RECORDER'S OPTIONAL USE ONLY	
	19-30-645-003	Document/Instrument No.	
		Book Page	
c)		Date of Recording:	\
d)		Notes:	١
2. Type of Property			- 1
a) Vacant I		gle Family Residence	
c) Condo/1	Twnhse d) 2-4	Plex	
<del>     </del>	´	nmercial/Industrial	No.
g) Agricultu	· · · · · · · · · · · · · · · · · · ·	pile Home	1
i) X Other	´ ——i		
3. Total Value/Sales		\$ 500.00	
	Foreclosure Only (Value o	of Property) (	
Transfer Tax V	- ·	\$ 500.00	
Real Property T	Transfer Tax Due:	\$ 1.95	
4. If Exemption Cla			
a. Transfer T	ax Exemption, per NRS 37	75.090, Section:	
b. Explain Re	eason for Exemption:		
5. Partial Interest: I	Percentage being transferr	red: 100 %	_
	/ / >	A LANDO OTE COO	
		under penalty of perjury, pursuant to NRS 375.060 a orrect to the best of their information and belief, and o	
		on to substantiate the information provided here	
		exemption or other determination of additional tax d	
		us interest at 1% per month.	
		Seller shall be jointly and severally liable for a	ıny
additional amount o	wed.	Conto	
Signature: √	Laura V. C	Distress Capacity: Grantor	-
La	ura V. O'Brien, Trustee		
Signature: <	Jaure V. i	Suren Capacity: Grantee	-
La	ura V. O'Brien		
SELLER (GRANT	TOR) INFORMATION	BUYER (GRANTEE) INFORMATION	
***************************************	ra V. O'Brien, Trustee	Print Name: Laura V. O'Brien	
	Graceland Ave. #508	Address: 799 Graceland Ave. #508	
City/State/Zip Des	Plaines, IL 60016	City/State/Zip Des Plaines, IL 60016	_
COMPANYIDEDS	ON DECLIESTING DEC	CORDING (required if not the College of Proces)	
Company Name:	Stewart Vacation Owners	corpling (required if not the Seller or Buyer) Ship Escrow No 20160631- TS/AH	
L 74L	Executive Pointe Way #16		
City Carson (		State: NV Zin 89706	