

DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$17.00

\$18.95 Pgs=4

SUMDAY VACATIONS

KAREN ELLISON, RECORDER

2016-881562

06/01/2016 10:05 AM

A portion of APN No. 42-284-12  
Ridge Tahoe  
Actual/True Consideration \$500.00  
Escrow No. TS09004222/AH

Return recorded deed to:  
Sumday Vacations  
14788 Business 13  
Branson West, MO 65737

Deed Prepared By:  
Donald D. McLean  
35265 Bristlecone  
Clinton Township, MI 48035

Mail Tax Statements to:  
The Ridge Tahoe  
P.O. Box 5721  
Stateline, NV 89449

**GRANT, BARGAIN, SALE DEED**

THIS DEED, made this 21<sup>st</sup> day of December, 2015, by and between, Donald D. McLean and Philomena S. McLean, Trustees under the McLean Family Living Trust dated October 20, 2000, whose address is 35265 Bristlecone, Clinton Township, MI 48035, Grantor(s) to Juan Garcia, Sole Owner, as Grantee(s) whose address is Edeficio Joel Avenida Estados Unidos #11, Rijo, Bavaro, Punta Cana Higuey, DOMINICAN REPUBLIC.

**WITNESSETH**

That the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property:

The following described real property situated in the unincorporated area County of Douglas, State of Nevada bounded and described as follows:

The Ridge Tahoe, Plaza Building, Primes Season, Week # 37-078-30-02, Stateline, NV 89449.

See Exhibits 'A' and 'B' attached hereto and by this reference made a part hereof. Exhibit 'B' is attached to more accurately describe the Timeshare Condominium Estate being conveyed.

**This being the same property as conveyed to Grantor in Book 0502 Page 8246 in the Official Records of Douglas County, Nevada.**

This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth there in accordance with the terms thereof.

The Benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

Aresoldher  
Witness:

Nicole New  
Print Name

Macey M  
Witness:

Macey M  
Print Name

Donald D McLean  
Donald D. McLean, Trustee

Philomena S. McLean  
Philomena S. McLean, Trustee

STATE OF Michigan )  
COUNTY OF Macomb )SS.

On this 21<sup>st</sup> day of December, 2019, before me (insert NAME and TITLE of OFFICER) Ashley Evans, Notary Public, personally appeared (insert name of signatory(ies))

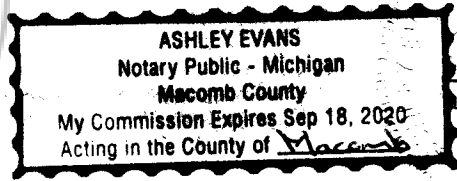
Donald D. McLean and Philomena S. McLean, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that by he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the TRUSTEE(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.

(SEAL)

Ashley Evans  
Signature



Note to Notary: Please keep seal out of the 3/4 inch margin on all sides and do not place it over print of the document. ONLY BLACK, NO BLUE INK MAY BE USED FOR SIGNATURES OR STAMPS.

## **EXHIBIT 'A' (37)**

A TIMESHARE ESTATE COMPROMISED OF:

### **PARCEL ONE:**

An undivided 1/51st interest in and to that certain condominium as follows:

- a) An undivided 1/106th interest, as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10<sup>th</sup> Amended Map, recorded September 21, 1990 as Document No. 235008, all of Official Records Douglas County, State of Nevada. Except therefrom units 039-080 (Inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057 Official Records of Douglas County, State of Nevada.
- b) Unit No. 078 as shown and defined, on said last Condominium Plan.

### **PARCEL TWO:**

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B.&M.; and
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

### **PARCEL THREE:**

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10<sup>th</sup> Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B.&M. for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in book 173 Page 229 of Official Records and in modifications thereof: (1) recorded September 8, 1973, as Document No. 69063 in Book 973 page 812 of Official Records; (2) recorded July 2, 1976, as Document No 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, 3011.

### **PARCEL FOUR:**

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3-10<sup>th</sup> Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B.&M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.

### **PARCEL FIVE:**

The exclusive right to use a UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which as interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984 as Document 96758 of Official records of Douglas County, during ONE use weeks within the PRIME SEASON, as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A portion of APN 42-284-12

**END OF EXHIBIT 'A' (37)**

**EXHIBIT 'B' (37)**

An undivided 1/51<sup>st</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 No 3-13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded 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. 078 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 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 each year in the **PRIME** "Season" as defined in and in accordance with said Declarations.

A portion of APN 42-284-12

**End of Exhibit 'B' (37)**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. A portion of APN No. 42-284-12 \_\_\_\_\_  
 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 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) ( 0.00 )  
 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 *Donald D. McLean* Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Donald D. McLean  
 Address: 35265 Bristlecone  
 City: Clinton Township  
 State: MI Zip: 48035

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Juan Garcia  
 Address: Edeficio Joel, Avenida Estados  
 City: Unidos #11, Rijo, Bavara-Punta Cana  
 State: Higüey Zip: Dominican Rep

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Sunday Vacations Escrow #: SV56905-41754  
 Address: 14788 Business 13  
 City: Branson West State: MO Zip: 65737

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**