

DOUGLAS COUNTY, NV

2016-881790

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

06/06/2016 08:59 AM

GROUPWISE, INC

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:
GroupWise, Inc.

AND WHEN RECORDED MAIL TO:

GroupWise, Inc.
701 N. Hermitage Road
Suite 26

Hermitage, PA 16148

AND MAIL TAX STATEMENTS TO:

Carl W. Thoms and Jean M. Thoms

PO Box 5491

Incline Village, NV 89450

Escrow No. 15-0864

APN 42-190-20

**THE RIDGE TAHOE
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made this 24th day of May, 2016 between **Lois E. Hoyt, Widow, by her attorney-in-fact GroupWise, Inc., Rhonda Allen Authorized Representative, Grantor, and Carl W. Thoms and Jean M. Thoms, Husband and Wife as Joint Tenants with Right of Survivorship Grantees;**

WITNESSETH:

That Grantor, inconsideration of the sum of Five Hundred Dollars (\$500.00), lawful money of the United States of America, paid to Grantor by Grantees, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantees and Grantees' heirs and assigns, all that certain property located and situate in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference.

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, rights, rights of way, agreements and Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded February 14, 1984, as Document No. 96758, Liber 284, Page 5202, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantees and their assigns forever.

Dale E. Hoyt a/k/a Dale Eugene Hoyt departed this life on March 17, 2007 whereupon title to the reference property vested to Lois E. Hoyt be right of survivorship.

Prior Instrument Reference: Instrument No. 128258, Book 1285, Pages 1314-1315 recorded in the Official Record of Douglas County, Nevada.

Dated: June 6, 2016

Lois E. Hoyt
Grantor

Lois E. Hoyt

Rhonda Allen

By Rhonda Allen of GroupWise, Inc.

Attorney-in-fact for Lois E. Hoyt

STATE OF PA
COUNTY OF Mercer SS

The foregoing instrument was acknowledged before me this June 6, 2016 (date), before me Danielle Harnett the undersigned officer, personally appeared **Rhonda Allen Authorized Representative for GroupWise, Inc.**, known to me (or satisfactorily proven) to be the person whose name is subscribed as **attorney-in-fact for Lois E. Hoyt**, and acknowledges that she executed the same as the act of her principal for the purposes therein contained.

I certify under PENALTY OR PERJURY under the laws of the State of PA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Danielle Harnett
NOTARY PUBLIC

My Commission Expires: July 14, 2018

(Seal)

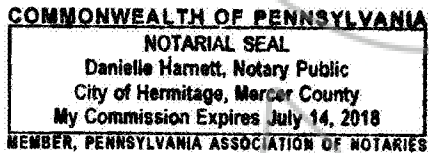


EXHIBIT "A"

A Timeshare Estate comprised of:

Parcel One:

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

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 31 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom units 81 to 100. Amended Map and as corrected by said Certificate of Amendment.**
- (b) Unit No. 094-08 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.**

Parcel Two:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, 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 modification thereof recorded September 28, 1973, as Documents No. 69063 in Book 973 Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records.

Parcel Three:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots, 29, 39, 40, and 41 as shown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

Parcel Four:

- (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.M., - and-**
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, Official Records, Douglas County, State of Nevada.**

Parcel Five:

The Exclusive right to use said UNIT 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 during ONE "use week" within the summer "use season", as said quoted term are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 42-190-20
 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
 i) Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$12.49
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ \$101.00
 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: 100.0%

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 [Handwritten Signature] Capacity _____ Grantor

Signature [Handwritten Signature] Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: L & E Hoyt
 Address: 381 Manchester Avenue
 City: Campbell
 State: CA Zip: 9 5 00 8

Print Name: Carl W. and Jean M. Thoms
 Address: PO Box 5491
 City: Incline Village
 State: NV Zip: 89450

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Group Wise Title Escrow # 15-6864
 Address: 1701 N. Hermitage Road Ste 20
 City: Hermitage State: PA Zip: 16148

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)