

DOUGLAS COUNTY, NV

2016-881931

RPTT:\$1.95 Rec:\$17.00

\$18.95 Pgs=4

06/07/2016 09:07 AM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

Mail tax statements to:
Ridge Tahoe Resort
400 Ridge Club Drive
Stateline, NV 89449

Recording requested by:
Thomas W. Emerson

Return to:
LT Transfers
4513 Hwy 129N
Cleveland, GA 30528

APN # 1319-30-644-093

GRANT, BARGAIN, SALE DEED
THE RIDGE TAHOE

This indenture, made this 26th day of MAY, 2016, between **Thomas W. Emerson, Trustee of The Thomas W. Emerson Living Trust, dated December 15, 2009**, whose address is: 926 Vanilla Leaf Place, The Villages, Florida 32163, hereinafter called the "Grantors", and **Jonathan Slothower and Jana Slothower, husband and wife as Community Property with Right of Survivorship**, whose address is: 577 Shadybrook Drive, Spring Creek, Nevada 89815, hereinafter called the "Grantees".

WITNESSETH:

That said Grantor, in consideration of the sum of One Dollar and No/100 (\$1.00), paid to Grantor by Grantee, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Grantee and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in Douglas County, Nevada, to wit:

"SEE ATTACHED EXHIBIT "A"

DERIVATION: This is the exact same property conveyed to Grantor by Deed recorded October 5, 2012 as Document Number 0810289 in Book 1012 at Page 1244 of Official Records of Douglas County, Nevada.

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 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, all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Grantor: The Thomas W. Emerson Living Trust, dated December 15, 2009

Thomas W. Emerson
Thomas W. Emerson, Trustee

STATE OF FLORIDA

COUNTY OF SUWATER

On MAY 26 2016, before me, LATAHNA GREEN a Notary Public, personally appeared **Thomas W. Emerson**, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument, the person or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand at office, this 26 day of MAY 2016.

Latahna Green
Notary Public signature
LATAHNA GREEN
Notary printed name
My commission expires: MAY 15, 2018

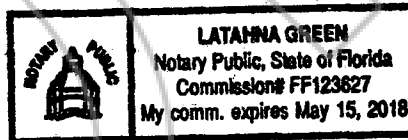


EXHIBIT "A"

A Timeshare Estate comprised of:

PARCEL ONE:

An undivided $1/51^{\text{st}}$ interest in and to that certain condominium as follows:

- (A) An undivided $1/106^{\text{th}}$ interest, as tenants-in-common, in and to **Lot 37** as shown on Tahoe Village **Unit No. 3** – 10th Amended Map, recorded September 21, 1990, as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 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. **183** 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, re-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. 3-10th 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 28, 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, Page 3011.

PARCEL FOUR:

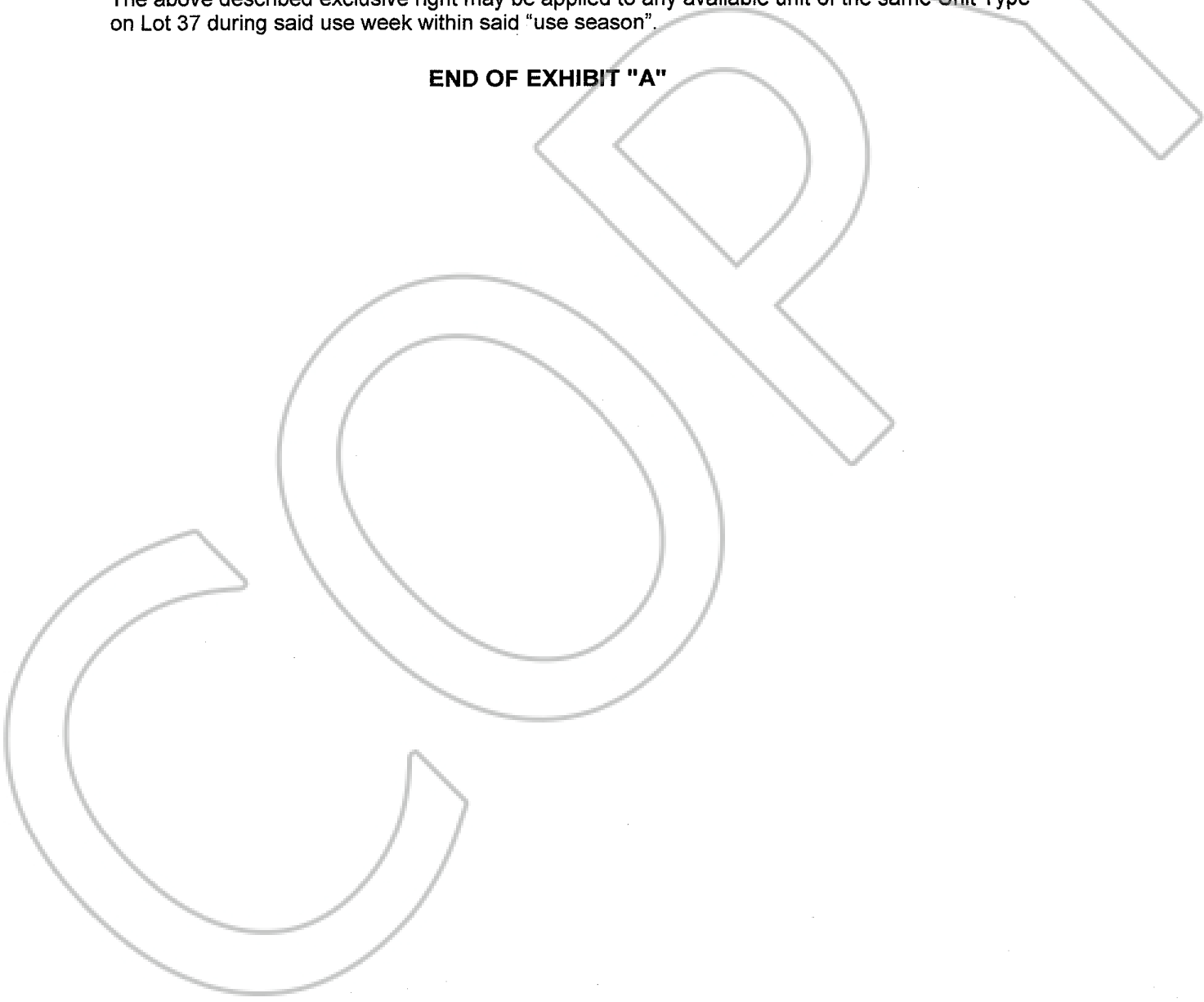
A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40 and 41 as shown on Tahoe Village Unit No. 3 – 10th Amended Map, recorded September 21, 1990 as Document No. 235008 of the Douglas County 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 any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an 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 No. 96758 of Official Records of Douglas County, during ONE Use Week 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".

END OF EXHIBIT "A"



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-30-644-093
 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) _____
 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: _____ %
 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: Isabella [Signature] Capacity: Agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Thomas W. Emerson
 Address: 926 Vanilla Leaf Place
 City: The Villages
 State: FL Zip: 32163

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jonathan Slothower
 Address: 577 Shadybrook Dr
 City: Spring Creek
 State: NV Zip: 89815

COMPANY REQUESTING RECORDING

Print Name: Ready Legal Support, Inc
 Address: 4513 Highway 129 North
 City: Cleveland

Escrow #: NA
 State: GA Zip: 30528