

DOUGLAS COUNTY, NV

2016-882457

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

06/14/2016 09:42 AM

IN LESS TIME CLOSINGS

KAREN ELLISON, RECORDER

APN No.: 42-254-47 (portion)

Send Tax Statements to:

Ridge Tahoe

P.O. Box 5721

Stateline, NV 89449

Prepared by and when recorded mail to:

In Less Time Closings, LLC.

Attn: Carli Brant

4531 Belmont Ave. Ste. E

Youngstown, OH 44505

RPTT: \$1.95

DEED
THE RIDGE TAHOE

THIS INDENTURE, made this 19 of April, 20 16, by Ardee M. Borger, a Single Woman and Daisy O. Borger, an unmarried woman, together as joint tenants with right of survivorship, whose address is 3924 Falcon Avenue, Long Beach, CA 90807, hereinafter referred to as the Grantors, do hereby grant, bargain and convey unto: Benjamin James White, a Single Man, whose address is: 8460 Heppner Court, Elk Grove, CA 95624, hereinafter referred to as the Grantee, the following described real property situated in Douglas County, State of Nevada:

WITNESSETH

That Grantor, in consideration for the sum of FIVE HUNDRED DOLLARS (\$500.00), lawful money of the United States of American, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly 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 1/50th interest in and to Lot 28 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 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 047 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 Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of the Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 28 only, for one week each year in accordance with said Declarations. A portion of APN: 42-254-47

DERIVATION: This being the same property conveyed to Daisy O. Borger, now deceased, and Ardee M. Borger, the Grantors herein by Deed dated May 21st, 1997, and recorded on May 30th, 1997 in Book 0597, Page 5079, Instrument No. 0413648 in the Official Records of Douglas County, State of Nevada.

WITNESS Grantor's hand this the 19 day of April, 2012.

Signed, Sealed and Delivered
in the presence of *these Witnesses*:

Kaytee White
Witness Signature

KAYTEE WHITE
Printed Name

Roger White
Witness Signature

Roger white
Printed Name

Ardee M. Borger
Ardee M. Borger

Daisy O. Borger- DECEASED

ACKNOWLEDGMENT

State of California
County of _____

On _____ before me _____
(insert name and title of the officer)

personally appeared _____
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 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
person(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.

Signature See Attached (Seal) _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 04/19/2016 before me, Keith Richard Klemz Jr, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Ardee M. Berger

Name(s) of Signer(s)

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 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 person(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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: The Ridge Tahoe Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 42-254-47 portion
 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: \$ 500.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 500.00
 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: \$100.1%

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 [Signature] Capacity _____ Title Agent _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Ardee M. Borger & Daisy O. Borger
 Print Name: (deceased)
 Address: 3924 Falcon Avenue
 City: Long Beach
 State: CA Zip: 90807

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Benjamin James White
 Print Name: _____
 Address: 8460 Heppner Court
 City: EIK GROVE
 State: CA Zip: 95624

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: In Less Time Closings, LLC Escrow # 15-5153
 Address: 4531 Belmont Avenue, Suite E
 City: Youngstown State: OH Zip: 44505

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