

DOUGLAS COUNTY, NV

2016-884214

RPTT:\$7.80 Rec:\$16.00

\$23.80 Pgs=3

07/12/2016 02:52 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-643-018
R.P.T.T.	\$ 7.80
Escrow No.	20160871- TS/AH
Recording Requested By: Stewart Vacation Ownership	
Mail Tax Statements To: Ridge Tahoe P.O.A. P.O. Box 570 Stateline, NV 89449	
When Recorded Mail To: Andrei Booriakin and Rosie Marie Booriakin 7051 Bobbird Dr. San Diego, CA 92119	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**DEBRA J. LEON**, a married woman

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

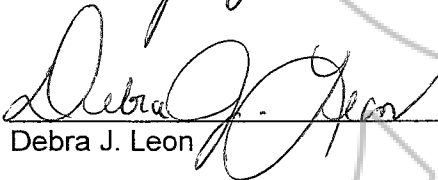
**ANDREI BOORIAKIN** and **ROSIE MARIN BOORIAKIN**, husband and wife as joint tenants with right of survivorship

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, Terrace Building, Every Year Use, Account #2801525A, 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: July 7, 2016

  
Debra J. Leon

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.

**ACKNOWLEDGMENT**

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 Nevada

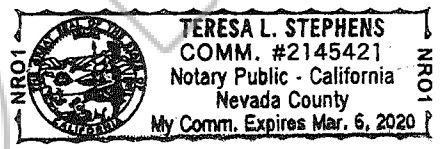
On 7/7/16 before me, Teresa L. Stephens, Notary Public  
(insert name and title of the officer)

personally appeared DEBRA J. LEON  
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 Teresa L. Stephens (Seal)



**EXHIBIT "A"**

**(28)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50<sup>th</sup> interest in and to Lot 28 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> 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. 015 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: 1319-30-643-018**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-643-018
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

2. Type of Property

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other Timeshare

3. Total Value/Sales Price of Property \_\_\_\_\_

\$1,750.00

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )

Transfer Tax Value \_\_\_\_\_ \$1,750.00

Real Property Transfer Tax Due: \_\_\_\_\_ \$7.80

**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 %

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 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: *Debra J. Leon* Capacity: Grantor  
Debra J. Leon

Signature: \_\_\_\_\_ Capacity: Grantee  
Andrei Booriakin

**SELLER (GRANTOR) INFORMATION**

Print Name: Debra J. Leon  
Address: 108 Parkside Pl.  
City/State/Zip Nevada City, CA 95959

**BUYER (GRANTEE) INFORMATION**

Print Name: Andrei Booriakin  
Address: 7051 Bobbird Dr.  
City/State/Zip San Diego, CA 92119

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Stewart Vacation Ownership Escrow No 20160871- TS/AH  
Address: 3476 Executive Pointe Way #16  
City Carson City State: NV Zip 89706