

DOUGLAS COUNTY, NV

2016-884306

RPTT:\$1.95 Rec:\$18.00

\$19.95 Pgs=5

07/14/2016 09:22 AM

DUNCAN REALTY & ESCROW

KAREN ELLISON, RECORDER

APN: 1319-30-645-003

Document Prepared By:
When Recorded return to:
Francois L. Aquin
3676 Conquista Ave.
Long Beach, CA 90808

Mail tax statements to:
The Ridge Tahoe
400 Ridge Club Drive
P.O. Box 5790
Lake Tahoe NV, 89449

Consideration: \$500.00

GRANT, BARGAIN AND SALE DEED

THIS DEED: Made and entered into this 30 day of JUNE 2016, by and between **Larry Louis Moran, Trustee, or to the successor Trustee of the Moran Family Exemption Trust, created September 27, 2005 and Larry L. Moran and Virginia S. Moran, Trustees of the Larry & Virginia Moran Revocable Inter-Vivos Trust, u/d/t February 18, 2011**, whose address is 25392 Via de Anza, Laguna Niguel, CA 92677, **GRANTOR** herein, and **Francois L. Aquin, an Unmarried Person, as Tenant in Severalty**, of the State of California, **GRANTEE**, herein:

Grantee's mailing address: 3676 Conquista Ave., Long Beach, CA 90808

WITNESSETH, that the said Grantor, for and in consideration of the sum of **FIVE HUNDRED DOLLARS (\$500.00)**, paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto the said Grantee the following described Real Property lying, being and situate in the unincorporated area, County of Douglas, State of Nevada:

The following real property located in the State of Nevada, County of Douglas, known as The Ridge Tahoe, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

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, right 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 THE PREMISES AFORESAID, together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

The said Grantor covenanting that said Grantor and the heirs, executors, administrators and assigns of such party or parties shall and will **WARRANT AND DEFEND** the title to the premises unto the claims of all person whomsoever, excepting however, the general taxes for the calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

[Signature]
Witness: SUSAN E BECK

[Signature]
Larry Louis Moran, Trustee

[Signature]
Witness: C. S. Prince

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)
) ss.
County of ORANGE)

On 06/30/2016, before me, ATISH HARIVADANIBHAI PATEL, A Notary Public, personally appeared Larry Louis Moran, Trustee of the Moran Family Exemption Trust, created September 27, 2005, 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.

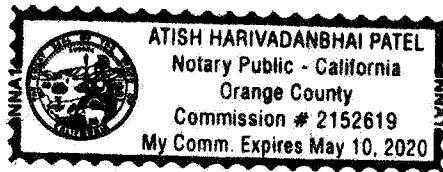
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature A.H. Patel

Seal:

My Commission Expires: 05/10/2020



IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

[Signature]
Witness: SUSAN E BECK

[Signature]
Larry L. Moran, Trustee

[Signature]
Witness: C. S. Prince

[Signature]
Virginia S. Moran, Trustee

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 ORANGE) ss.

On 06/30/2016, before me, ATISH HARIVADANBHAI PATEL, A Notary Public, personally appeared Larry L. Moran, and Virginia S. Moran, Trustees of the Larry & Virginia Moran Revocable Inter-Vivos Trust, u/d/t February 18, 2001, 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 A.H. Patel
My Commission Expires: 05/10/2020

Seal:

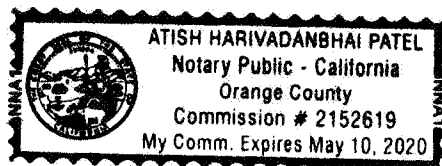


Exhibit "A"

LEGAL DESCRIPTION
FOR
RIDGE TAHOE - LOT 42

Description of the property which is the subject of this report:

The land referred to herein is situated in the

State of Nevada

County of Douglas

and is 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 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 279 as shown and defined on said map; together 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment of Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13 - foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

Thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map; thence S. 14°00'00" W., along said Northerly line, 14.19 feet; thence N. 52°20'29" W., 30.59 feet; thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 1319-30-645-003
- 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"/Ind'l
- g. Agricultural
- h. Mobile Home
- Other Timeshare

FOR RECORDERS 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 %

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: Agent

Signature [Signature] Capacity: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Larry Louis & Virginia Moran, Trustees
 Address: 25392 Via de Anza
 City: Laguna Niguel
 State: CA Zip: 92677

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Francois L. Aquin
 Address: 3676 Conquista Ave
 City: Long Beach
 State: CA Zip: 90808

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Duncan Realty & Escrow
 Address: 529 Samuel St.
 City: Davenport

Escrow # _____
 State: FL Zip: 33897

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED