

DOUGLAS COUNTY, NV

2016-884358

RPTT:\$1.95 Rec:\$17.00

\$18.95 Pgs=4

07/14/2016 01:40 PM

LEGACY ADVENTURES INCORPORATED

KAREN ELLISON, RECORDER

Please return to:

Legacy Adventures Inc.
25010 Oakhurst Drive, Suite 100
Spring, TX 77386

Prepared by:

J Alan Symcox
6579 Diamantini Ln Santa Rosa CA 95403
Mail Tax Statements to:
Ryan J McGuane and Samantha M McGuane
7 Fourwinds Dr, Ashburnham, MA 01430

APN 42-283-09

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

This Indenture, Made this 22nd day of April, 2016 A.D.
Between J Alan Symcox, whose address is: 6579 Diamantini Ln Santa Rosa CA 95403, Grantors, and RYAN J MCGUANE AND SAMANTHA M MCGUANE, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, whose address is: 7 Fourwinds Dr. Ashburnham MASSACHUSETTS 01430, Grantees.

WITNESSETH:

That the Grantor, in consideration of **One Hundred Ninety Five Dollars (\$195.00)** and other good and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does hereby grant, bargain, sell and convey, with warranty of title, unto the aforesaid Grantees and each of their heirs, devisees, successors and assigns, the following described property situated in the County of Clark, State of 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 he 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 grantee's assigns forever.



0000436501

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein, shall equally include the neuter. IN WITNESS WHEREOF the Grantor has caused these presents to be signed the day and year above written.

Signed, sealed and delivered in our presence:

P. Sew
Witness #1 Signature

Pouk Siri
Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

GRANTOR(S):

J. Alan Symcox
Grantor Signature

J. Alan Symcox
Grantor Printed Name

Grantor Signature

Grantor Printed Name

STATE OF _____

COUNTY OF _____

On the _____ day of _____ in the year 20____ before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

see attached

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES _____

ATTENTION: NOTARY PUBLIC, PLACE YOUR STAMP IN A CLEAR AREA AND STAY INSIDE MARGIN AND IF USING STAMP AND EMOSSER DO NOT STAMP OVER EMOSSER SEAL. MAKE SURE EMOSSER IS WELL RAISED UP TO BE ABLE TO SHADE IT WITH PENCIL TO MAKE THE RAISED PRINT READABLE AND REPRODUCIBLE.

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.

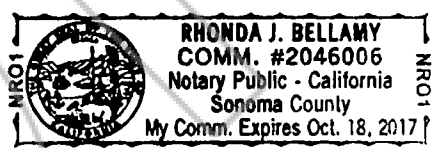
State of California
County of Sonoma

On 4/22/16 before me, Rhonda J. Bellamy, Notary
(insert name and title of the officer)

personally appeared J. Alan Sumcox
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 Rhonda J. Bellamy (Seal)

EXHIBIT "A"

PARCEL ONE:

An undivided 1/102nd interest in and to that certain condominium as follows:

(A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3-10th Amended Map Recorded September 21, 1990 as document No 235008 of 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 Jas Document No. 182057 of Official Records of Douglas County, State of Nevada.

(B) Unit No. 063 as shown and defined on said 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, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East MDB&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, Recoded 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, MDB&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 the 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 Official Records of Douglas County, State of Nevada within Section 30, Township 13 North, range 19 East MDB&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 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 Amended Declaration of Annexation of The Ridge Tahoe Phase Five Establishing Phase Four, recorded on 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 ALTERNATE use week within the ODD numbered years of the Prime Season, as said quoted term is defined in the Amended Declaration of Annexation of Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type Lot 37 during said use week within said "Use Season".

A Portion of APN 42-283-09

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 42-283-09
 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: \$195.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$195.00
 Real Property Transfer Tax Due: \$195

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00 %

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 *Alan Symcox* Capacity as Agent for Seller

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: J Alan Symcox
 Address: 6579 Diamantini Ln
 City: Santa Rosa
 State: CA Zip: 95403

Print Name: Ryan and Samantha McGuane
 Address: 7 Fourwinds Dr
 City: Ashburnham
 State: MA Zip: 01430

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Legacy Adventures Inc Escrow # _____
 Address: 25010 Oakhurst Dr Ste 100
 City: Spring State: TX Zip: 77386

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