24

DOUGLAS COUNTY, NV RPTT:\$15.60 Rec:\$26.00

2016-884379 07/15/2016 09:45 AM

Total:\$41.60 MARK & LISA INGRAM

Pgs=14



KAREN ELLISON, RECORDER

CONTRACT FOR DEED

THIS CONTRACT FOR DEED (this "Agreement") dated this <u>27</u> of June, 2016 BETWEEN:

Mark Russell Ingram of 832 Royal Troon Place, El Dorado Hills, Ca 95762, and Lisa Marie Ingram of 832 Royal Troon Place, El Dorado Hills, Ca 95762

(collectively the "Seller")

OF THE FIRST PART

AND

Harry Michael Frame of 13039 N Surrey Circle, Phoenix, AZ 85029, and Glennis Carlene Frame of 13039 N Surrey Circle, Phoenix, AZ 85029

(collectively the "Purchaser")

OF THE SECOND PART

IN CONSIDERATION OF the covenants and agreements contained in this Agreement and

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other good and valuable consideration, the receipt of which is hereby acknowledged, the parties to this Agreement agree as follows:

Sale of Property

On the 37th of June, 2016, the Seller, for and in consideration of the sum of \$4,000.00, does hereby convey and grant with warranty covenants to the Purchaser, all of the following lands and property, together with all improvements located on the property: An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) an undivided 1/38th interest in and to Lot 34 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 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as document No 156903; and (B) Unit No. 013 as shown and defined on said Condominium Plan; 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 Declarations of Annexation of The Ridge Tahoe recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15,1990 June 22,1987 and November 10, 1987 as Document Nos. 236691, 156904, and 166130, 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 the same unit type conveyed in Lot 34, for one week each year in the PRIME "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-724-014 (the "Premises").

Purchase Price

2. The purchase price (the "Purchase Price") of the Premises is \$4,000.00. The Purchaser agrees to pay \$4,000.00 upon execution of this Agreement and the balance of the Purchase Price being payable in monthly installments of \$0.00, due on the _____th of each month, beginning on June 27, 2016 until the Purchase Price is paid in full.

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Interest Charges

3. Interest of 0% per year will be computed monthly and deducted from the monthly payments. The balance of the monthly payment will be applied to the principal amount of the Purchase Price outstanding.

Lump Sum Payments

4. Lump sum payments may be made at any time, without penalty, to reduce the principal amount of the Purchase Price outstanding.

Property Taxes and Assessments

5. For the duration of the Agreement, the Seller will be responsible for all taxes, and assessments levied against the Premises and may collect the same from the Purchaser by giving 30 days notice in writing.

Insurance

- 6. The Purchaser is responsible for insuring the Seller's contents and furnishings in or about the Premises against both damage and loss and the Purchaser assumes liability for any such damage or loss.
- 7. The Purchaser is hereby advised and understands that the personal property of the Purchaser is not insured by the Seller for either damage or loss, and the Seller assumes no responsibility for any such damage or loss. The Purchaser is advised that, if insurance coverage is desired by the Purchaser, the Purchaser should inquire with the Purchaser's insurance agent regarding a personal contents policy of insurance.
- 8. The Purchaser is hereby advised and understands that the Premises is not insured by the Seller for either damage or loss to the structure, mechanical or improvements to the Premises, and the Seller assumes no responsibility for any such damage or loss. The Purchaser is advised that insurance coverage is required by the Seller, and the Purchaser should inquire with the Purchaser's insurance agent regarding a policy of insurance for the Premises and provide a copy of such policy to the Seller once it is in place. Failure to insure the Premises is a violation of this Agreement and may result in the termination of the Agreement.

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- 9. The Purchaser is responsible for maintaining liability insurance on the Premises for the benefit of both the Purchaser and the Seller, and the Purchaser assumes liability for any damage or loss arising from the liability of either the Purchaser or the Seller.
- 10. For any required insurance of the Purchaser stipulated in this contract, the proof of insurance will be furnished to the Seller upon the request of the Seller.

Purchaser's Default

- 11. In the event of the Purchaser's failure to perform any covenant or condition contained in this Agreement, the Seller will give the Purchaser a notice of default. The notice will give the Purchaser 14 days from the date the notice is received to remedy the default. If the Purchaser fails to remedy the default within 14 days, then the entire balance of the Purchase Price, including interest payable, will become due immediately after the fourteen (14) day period to remedy the default expires (the "Notice Period"). Failure to pay the full amount of the Purchase Price owing will result in the termination of this Agreement at the end of the Notice Period.
- 12. The Purchaser and the Seller agree that in the event that the Purchaser fails to remedy a default and this Agreement is terminated, the Purchaser will vacate the Premises within 0 days of the Agreement terminating. The Purchaser and the Seller further agree that failure of the Purchaser to vacate within that period gives the Seller a right to maintain an action to obtain vacant possession of the Premises.
- 13. In the event of default and termination of this Agreement by the Purchaser, the Purchaser forfeits any and all payments made under the terms of this Agreement, including but not limited to all payments made towards the Purchase Price, and any and all taxes, assessments, or insurance premiums paid by the Purchaser, as liquidated damages for breach of this Agreement.
- 14. The Seller reserves the right to recover damages resulting from the willful acts or negligence of the Purchaser.

Seller's Right to Reinstate Agreement After Default

15. In the event of the Purchaser's default and the termination of this Agreement, the Seller, at his sole discretion, will have the right to reinstate this Agreement. In exercising his discretion, the Seller may require the Purchaser to:

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- (i) pay all amounts due and owing under this Agreement had the Agreement not been terminated;
- (ii) cure any defaults that have occurred; and
- (iii) pay all expenses incurred by the Seller in enforcing their rights under this Agreement.
- 16. All payments made under the preceding provision must be made in a form acceptable to both parties.

Assignment or Sale of the Premises

17. The Purchaser may not sell, assign, transfer, convey, encumber, or otherwise deal with any interest in the Premises without the written consent of the Seller.

Deed and Evidence of Title

18. Upon payment of the full Purchase Price, including all taxes, assessments, interest, and other charges due to the Seller, the Seller agrees to deliver to the Purchaser, within a reasonable amount of time, a Warranty Deed to the Premises in the name of the Purchaser, free and clear of all liens and encumbrances.

Notices

19. All notices required to be sent under this Agreement will be sent by pre-paid registered mail to:

If to the Purchaser:

Harry Michael Frame of 13039 N Surrey Circle, Phoenix, AZ 85029, and Glennis Carlene Frame of 13039 N Surrey Circle, Phoenix, AZ 85029.

If to the Seller:

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Mark Russell Ingram of 832 Royal Troon Place, El Dorado Hills, Ca 95762, and Lisa Marie Ingram of 832 Royal Troon Place, El Dorado Hills, Ca 95762.

Charges for Late Payment

20. In the event the Purchaser pays a monthly installment payment after it becomes due, there will be a late fee of \$0.00 assessed to the Purchaser as a reasonable pre-estimate of the Seller's loss as a result of the late payment. Such fees will be deducted from any payment to the Seller before being applied against the monthly installment owing.

Conveyance or Mortgage by Seller

- 21. The Seller reserves the right to encumber the Premises with a mortgage. The Seller agrees to meet the obligations due under the mortgage and to provide proof of the same to the Purchaser upon the written demand of the Purchaser.
- 22. The Seller reserves the right to convey their interest in the Premises, subject to this Agreement. Such conveyance will not be cause for termination of this Agreement.

Security

23. This Agreement will act as security for the performance of all of the Purchaser's obligations under this Agreement.

Time of the Essence

24. Time is of the essence for the performance of all of the Purchaser's obligations under this Agreement.

Attorney Fees

25. In the event of a default by the Purchaser, the Purchaser will pay all the Seller's reasonable and actual attorney fees associated with enforcing the Seller's rights under this Agreement. The default will not be deemed to be corrected until all attorney fees have been paid.

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Entire Agreement

26. This Agreement will constitute the entire agreement between the Purchaser and the Seller. Any prior understanding or representation of any kind preceding the date of this Agreement will not be binding on either party except to the extent that it is incorporated into this Agreement.

Amendments

27. Any amendments or modifications of this Agreement or additional obligations assumed by either party in connection with this Agreement will only be binding if they are evidenced in writing and signed by each party or an authorized representative of each party.

Waivers

28. A waiver of any rights by any party in connection with this Agreement will only be binding if evidenced in writing and signed by each party or an authorized representative of each party.

Severability

- 29. If there is a conflict between any provision of this Agreement and the applicable legislation of the State of Nevada (the "Act"), the Act will prevail and such provisions of this Agreement will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Agreement.
- 30. In the event that any of the provisions of this Agreement will be held to be invalid or unenforceable in whole or in part, those provisions, to the extent enforceable and all other provisions of this Agreement will nevertheless continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement and the remaining provisions had been executed by both parties subsequent to the expungement of the invalid provision.

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Interpretation

31. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

Joint and Several Liability

32. All Sellers are jointly and severally liable for the acts, omissions, and liabilities of all other Sellers to this Agreement.

Heirs and Assigns

33. This Agreement will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors, and assigns, as the case may be, of each party to this Agreement. All covenants are to be construed as conditions of this Agreement.

IN WITNESS WHER	EOF the Seller and Purc	haser have duly affixed their signatures under
hand and seal on this	of June, 201	6.
•		
	<u> </u>	
Witness:	(Sign)	Affectivity the
	(Print)	Mark Russell Ingram (Seller)

Initials: The John Marian

Page 8 of 12

Witness:	(Sign) (Print)	Lisa Marie Ingram (Seller)
Witness:	(Sign) (Print)	Harry Michael Frame (Purchaser)
Witness:	(Sign) (Print)	Muni Culeu France Glennis Carlene Frame (Purchaser)

Initials: AM MM

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 Sacramento

On June 29, 2016, before me, Nancy M. Eddinger, Notary Public, personally appeared Mark Russell Ingram, who proved to me on the basis on satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 of Notary

NANCY M. EDDINGER
Commission # 2006894
Notary Public - California
Sacramento County
My Comm. Expires Mar 9, 2017

PURPOSE 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 El Dorado 27,2016 before me, Melba Henderson, Notary Public 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 **MELBA HENDERSON** person(s) acted, executed the instrument. COMM. #2107463 otary Public - California El Dorado County I certify under PENALTY OF PERJURY under the Comm. Expires May 15, 2019 laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature: Place Notary Seal and/or Stamp Above **OPTIONAL** Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. **Description of Attached Document** Title or Type of Document: Contract for Deco

Number of Pages:

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Document Date:

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A notary public or other officer complet	
certificate verifies only the identity of the individual who signed the document to	
certificate is attached, and not the truth	
accuracy, or validity of that document.	\ \
State of California	
County of El Dorado	
•	to Handana N. Go Dublia
On June 21, 2016 before me, Meli	oa Henderson, Notary Public Here Insert Name and Title of the Officer
personally appeared Harry Mich	al Frame and Glennis Carlene Frame
personally appeared 1, 2001, grant	Name(s) of Signer(s)
	when arrived to me on the bosic of actinfactors
	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
AND ASIDA USUBSECON	person(s), or the entity upon behalf of which the
MELBA HENDERSON	person(s) acted, executed the instrument.
Notary Public · California	I certify under PENALTY OF PERJURY under the
El Dorado County Comm. Expires May 15, 2019	laws of the State of California that the foregoing
	paragraph is true and correct.
\ \	\\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\
\ \	WITNESS my hand and official seal.
	Signatura: Melba Lenderson
Place Notary Seel and/or Stamp Above	Signature: Signature of Notary Public
OP	TIONAL —
Though the information below is not required by	Signature: Signature of Notary Public TIONAL y law, it may prove valuable to persons relying on the document all and reattachment of this form to another document. FOR Deld Number of Pages: 17
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EXHIBIT "A"

(34)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38th interest in and to Lot 34 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 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 013 as shown and defined on said Condominium Plan; 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 recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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 the same unit type conveyed, in Lot 34 only, for one week each year in the PRIME "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-724-014

BK- 0108 PG- 3797 0716425 Page: 2 Of 2 01/18/2008

STATE OF NEVADA	A .
DECLARATION OF VALUE FORM	
1. Assessor Parcel Number(s)	()
a) 1319-30-+24-014	\ \
b)	\ \
c)	\ \
d)	\ \
2. Type of Property:	
a) Vacant Land b) Single Fam. R	es. FOR RECORDER'S OPTIONAL USE ONLY
c) Condo/Twnhse d) 2-4 Plex	Book: Page:
e) Apt. Bldg f) Comm'l/Ind'l	Date of Recording:
g) Agricultural h) Mobile Home	Notes:
Other 138th interest times lace	0134
3. Total Value/Sales Price of Property	s 4,000.00
Deed in Lieu of Foreclosure Only (value of pro	perty) (
Transfer Tax Value:	\$
Real Property Transfer Tax Due	\$ 15.60
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090,	Section
b. Explain Reason for Exemption:	/
o. Emp. and to the control of the co	
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	n provided is correct to the best of their
information and belief, and can be supported by doc	umentation if called upon to substantiate the
information provided herein. Furthermore, the part	es 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 Buver and Seller shall be
jointly and severally liable for any additional amount	or owed
jointry and sevolatry tigoto for any additional amount	A . A
Signature MANNE MANNEY	Canacity Will-Sully
Signature 40 Miles	Outputs) Outputs
Signature Hary Mather	Capacity OWNEY-SULW Capacity BUYLW
Signature / 100 / 100	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: LISA INAVAM	Print Name: Harry Frame
Address: 832 ROYAL TVOON Place	Address: 3039 N. Luney Cucle
City: El Dovado Hills	City: Philing
7 ·- 7 /	State: 47 Zip: 85029
State: CA Zip: 45 +6.	State. 74-72 2119. 2000 1
COMPANY/PERSON REQUESTING RECORL	MNC (required if not seller or huver)
	Escrow #:
Print Name:	LIBOLUTY IT.
Address;	State: Zip:
City:	Didw Zip,

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED