

DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$17.00

\$18.95 Pgs=4

2016-884647

07/20/2016 10:07 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-721-019
R.P.T.T.	\$ 1.95
Escrow No.	20160914- TS/AH
Recording Requested By:	
Stewart Vacation Ownership	
Mail Tax Statements To:	
Ridge Tahoe P.O.A. P.O. Box 5790 Stateline, NV 89449	
When Recorded Mail To:	
Connie M. Sweet 4812 Breckenridge Ct. Granite Bay, CA 95746	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

KEVIN H. THOMAS, an unmarried man

and

SEAN J. THOMAS, an unmarried man

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

CONNIE M. SWEET, Trustee of the **SWEET FAMILY TRUST**, dated May 3, 2007

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, Naegle Building, Winter Season, Account #3109836A, 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.

THIS DEED IS EXECUTED IN COUNTERPART, EACH OF WHICH IS DEEMED AN ORIGINAL BUT SUCH COUNTERPARTS TOGETHER CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

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.

See Following Pages for Signatures

Dated: July 13, 2016

Kevin H. Thomas
Kevin H. Thomas

Executed in Counterpart
Sean J. Thomas

State of Florida }
County of St Lucie } ss.

This instrument was acknowledged before me on 7/12/16 (date)

by: Kevin H. Thomas

Signature:
Karen Selack
Notary Public



State of _____ }
County of _____ } ss.

This instrument was acknowledged before me on _____ (date)

by: Sean J. Thomas

Signature:

Notary Public

Dated: July 12, 2016

Executed in Counterpart
Kevin H. Thomas

[Handwritten Signature]
Sean J. Thomas

State of _____ }
County of _____ } ss.
}

This instrument was acknowledged before
me on _____ (date)

by: Kevin H. Thomas

Signature: [Signature]
Notary Public

State of Florida }
County of _____ } ss.
}

This instrument was acknowledged before
me on July 12, 2016 (date)

by: Sean J. Thomas

Signature: [Signature]
Notary Public

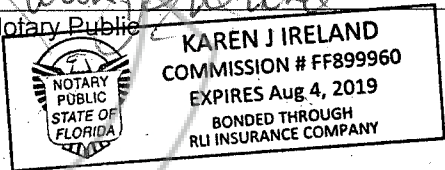


EXHIBIT "A"

(31)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 31 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 081 through 100 (inclusive) as shown on Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661; and (B) Unit No. 098 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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 II recorded February 14, 1984, as Document No. 096759, as amended by document recorded October 15, 1990, as Document No. 236690, 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 Lots 31, 32 or 33 only, for one week each year in the Winter "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-721-019

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-721-019
- 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 _____ \$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 %

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: *Kevin H. Thomas* Capacity: Grantor
 Kevin H. Thomas

Signature: _____ Capacity: Grantee
 Connie M. Sweet, Trustee

SELLER (GRANTOR) INFORMATION

Print Name: Kevin H. Thomas
 Address: 1719 Rio Vista Dr.
 City/State/Zip Fort Pierce, FL 34949

BUYER (GRANTEE) INFORMATION

Print Name: Connie M. Sweet, Trustee
 Address: 4812 Breckenridge Ct.
 City/State/Zip Granite Bay, CA 95746

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

Company Name: Stewart Vacation Ownership Escrow No 20160914- TS/AH
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706