

DOUGLAS COUNTY, NV

2016-884930

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

07/26/2016 08:44 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

E05

A.P.N. #	A ptn of 1319-30-645-003
R.P.T.T.	\$ -0- (#5)
Escrow No.	20160869A- 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:	
Jayson Cockroft and Jonathan Cockroft 2305 Berry Hill Austin, TX 78745	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **VANESSA COCKROFT**, a married woman, spouse of **JAYSON COCKROFT** and **KRISTY COCKROFT**, a married woman, spouse of **JONATHAN COCKROFT** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **JAYSON COCKROFT**, a married man as his sole and separate property as to an undivided 1/2 Interest and **JONATHAN COCKROFT**, a married man as his sole and separate property as to an undivided 1/2 Interest and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Cascade Building, Every Year Use, Account #4227645A, Stateline, NV 89449. See Exhibit "A" attached hereto and by this reference made a part hereof.

IT IS THE EXPRESS INTENT OF THE GRANTORS, BEING THE SPOUSES OF THE GRANTEES, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTORS, COMMUNITY PROPERTY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEES AS GRANTEE'S SOLE AND SEPARTE PROPERTY.

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.

SEE FOLLOWING PAGE FOR SIGNATURES

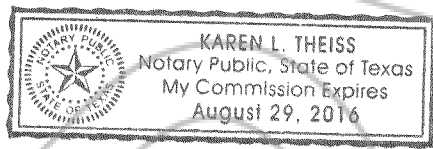
This document is recorded as an **ACCOMMODATION ONLY** and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

Dated: 7/9/16

Vanessa Cockroft
Vanessa Cockroft

Kristy Cockroft
Kristy Cockroft

State of Texas }
County of Brazos } ss.

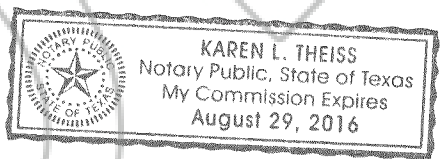


This instrument was acknowledged before me on 7-9-16 (date)

by: Vanessa Cockroft

Signature: *Karen L. Theiss*
Notary Public

State of Texas }
County of Brazos } ss.



This instrument was acknowledged before me on 7-9-16 (date)

by: Kristy Cockroft

Signature: *Karen L. Theiss*
Notary Public

EXHIBIT "A"

(42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48th 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. 276 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 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 to 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.

A Portion of APN: 1319-30-645-003

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) A ptn of 1319-30-645-003
 b) _____
 c) _____
 d) _____

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

2. Type of Property
- | | |
|---|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input checked="" type="checkbox"/> Other <u>Timeshare</u> | |

3. Total Value/Sales Price of Property _____
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value _____ \$0.00
 Real Property Transfer Tax Due: _____ \$0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: #5
 b. Explain Reason for Exemption: Deed to Release Spousal Interest in Property
 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: *Vanessa Cockroft* Capacity: Grantor
 Signature: *Jayson Cockroft* Capacity: Grantee

<u>SELLER (GRANTOR) INFORMATION</u>	<u>BUYER (GRANTEE) INFORMATION</u>
Print Name: <u>Vanessa Cockroft</u>	Print Name: <u>Jayson Cockroft</u>
Address: <u>2305 Berry Hill</u>	Address: <u>2305 Berry Hill</u>
City/State/Zip <u>Austin, TX 78745</u>	City/State/Zip <u>Austin, TX 78745</u>

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company Name: Stewart Vacation Ownership Escrow No 20160869A- TS/AH
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706