

DOUGLAS COUNTY, NV

2016-885638

RPTT:\$1.95 Rec:\$18.00

\$19.95 Pgs=5

08/08/2016 01:14 PM

TIMESHARE NATION

KAREN ELLISON, RECORDER

APN: 1319-30-644-085

Document Prepared By:
When Recorded return to:
Steven R. Ormonde
80 Wellsona Rd.
Paso Robles, CA 93446

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 29th day of July 2016, by and between **Richard T. Wheeler and Linda J. Wheeler, Trustees of the Richard and Linda Wheeler Revocable Living Trust dated June 20, 2003, and any amendments thereto, whose address is 107 Wellfleet Cir., Folsom, CA 95630, GRANTOR herein, and Steven R. Ormonde and Laura M. Ormonde, Husband and Wife, as Tenants by the Entirety, of the State of Nevada, GRANTEE, herein:**

Grantee's mailing address: 80 Wellsona Rd., Paso Robles, CA 93446

WITNESSETH, that the said Grantor, for and in consideration **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;

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.*

COOPER

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

Max Jebay Reece
Witness: MAX JEBAY REECE *Richard T. Wheeler*
Richard T. Wheeler, Trustee

Linda Isaacson
Witness: Linda Isaacson *Linda J. Wheeler*
Linda J. Wheeler, 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 _____)
County of _____) ss.

On _____, before me, _____, A Notary Public, personally appeared **Richard T. Wheeler and Linda J. Wheeler, Trustees of the Richard and Linda Wheeler Revocable Living Trust dated June 20, 2003, and any amendments thereto**, 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 _____

See
Seal: attached

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

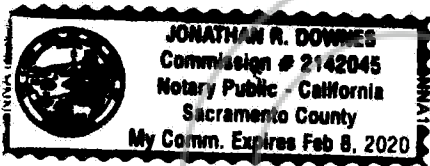
On July 29, 2016 before me, Jonathan Downes, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Richard Wheeler and Linda Wheeler
Name(s) of Signer(s)

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 [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain and Sale deed Document Date: 7/29/16
Number of Pages: 5 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT "A"

**LEGAL DESCRIPTION
FOR
RIDGE TAHOE - LOT 37**

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 1/106th interest in and to Lot 37 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that retain Condominium Plan recorded July 14, 1988, as Document No. 182057; and**
- (B) **Unit No. 175 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 Phase IV recorded August 18, 1988, as Document No. 184461, as amended, 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 and said interest in Lots 37 only, for one week each year in the "PRIME Season" as defined in and in accordance with said Declarations.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-644-095
 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'
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3.a. Total Value/Sales Price of Property \$ 500
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
 c. Transfer Tax Value: \$ 500
 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: Grantor
 Signature: [Signature] Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Richard & Linda Wheeler Trustees
 Address: 107 Wellfleet Cir
 City: Folsom
 State: CA Zip: 95630

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Steven & Laura Ormonde
 Address: 80 Wellsona Rd.
 City: Paso Robles
 State: CA Zip: 93446

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Timeshare Nation Escrow # _____
 Address: 401 N. Carroll Ave., Ste 154
 City: Southlake State: TX Zip: 76092

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED