

DOUGLAS COUNTY, NV

RPTT:\$11.70 Rec:\$19.00

\$30.70 Pgs=6

2016-887296

09/08/2016 02:18 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

<b>A.P.N. #</b>	A ptn of 1319-30-724-020
<b>R.P.T.T.</b>	\$ 11.70
<b>Escrow No.</b>	20161116- TS/AH
<b>Recording Requested By:</b> <b>Stewart Vacation Ownership</b>	
<b>Mail Tax Statements To:</b>	
Ridge Tahoe P.O.A. P.O. Box 5790 Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
Frederic L. Rowe and Susan E. Rowe 13106 Queen Palm Ct. Bakersfield, CA 93314	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**YUMI CHIN**, a widow and **HIROSHI TONY CHIN**, a married man who acquired title as a single man

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

**FREDERIC LEE ROWE** and **SUSAN EILEEN ROWE**, Trustees of **THE ROWE FAMILY REVOCABLE TRUST**, dated February 20, 2009

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, Tower Building, Prime Season, Account #3401931A, 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.

**KIMIKO OYAIZU**, wife of **HIROSHI TONY CHIN** herein joins in the execution of this conveyance to release any interest, Community Property or otherwise, which she may have or be presumed to have in the herein described property.

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

SEE FOLLOWING PAGE FOR SIGNATURES

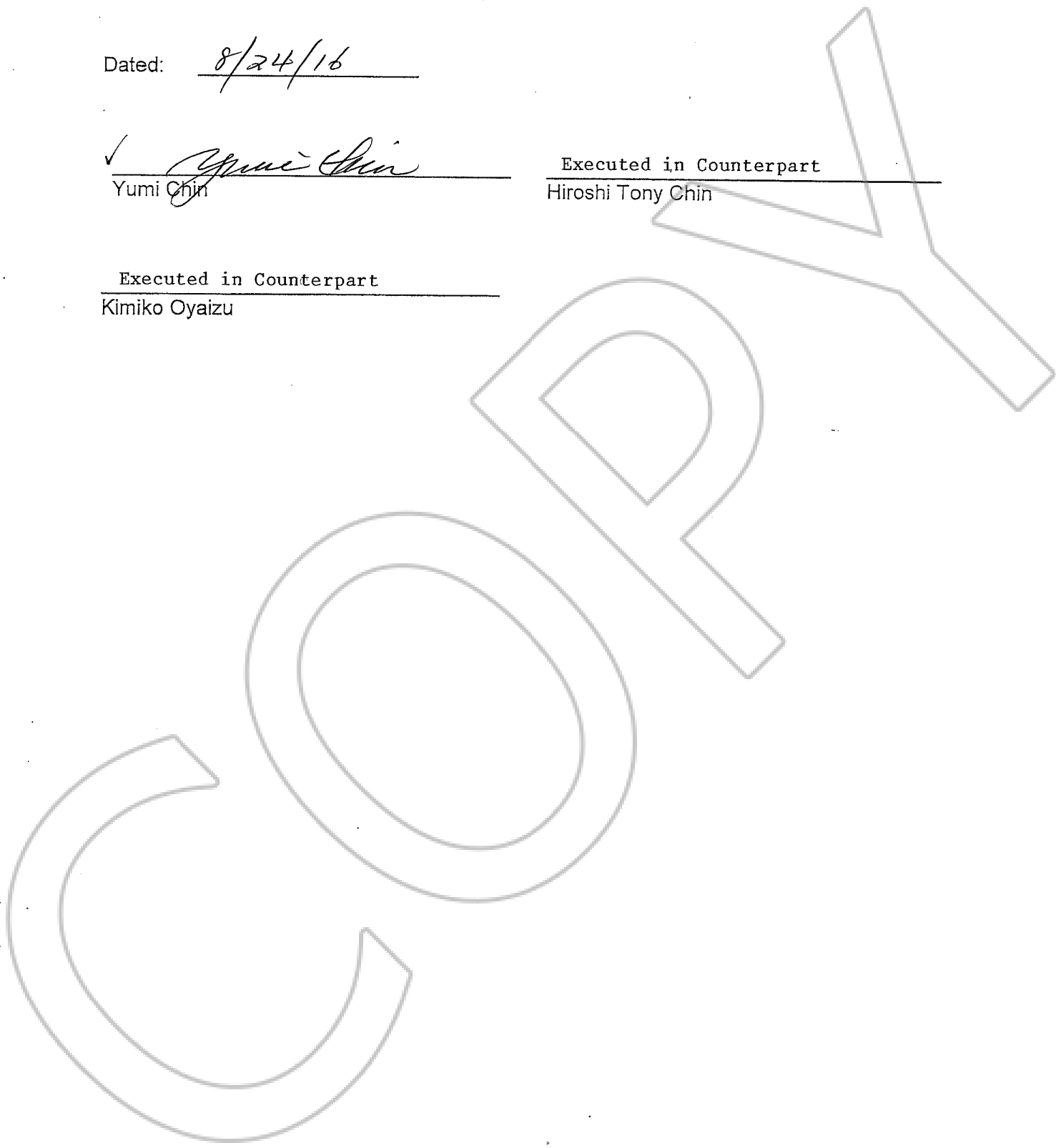
This document is recorded as an  
**ACCOMMODATION ONLY** and without liability  
for the consideration therefore, or as to the  
validity or sufficiency of said instrument, or  
for the effect of such recording on the title of  
the property involved.

Dated: 8/24/16

✓ *Yumi Chin*  
Yumi Chin

Executed in Counterpart  
Hiroshi Tony Chin

Executed in Counterpart  
Kimiko Oyaizu



**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 Yolo  
County of \_\_\_\_\_ )

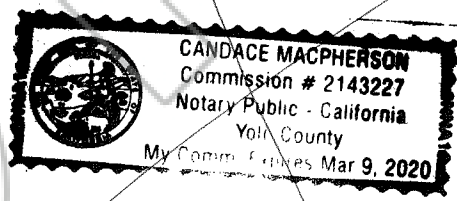
On August 24, 2016 before me, Candace MacPherson Notary Public  
(insert name and title of the officer)

personally appeared YUMI CHIN  
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.

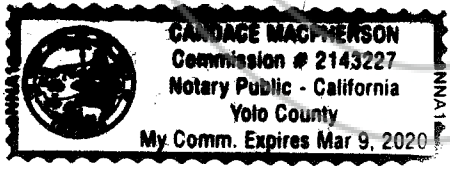
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Candace MacPherson (Seal)




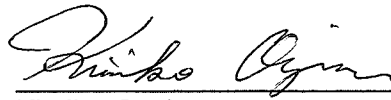
for clarification: CANDACE MACPHERSON

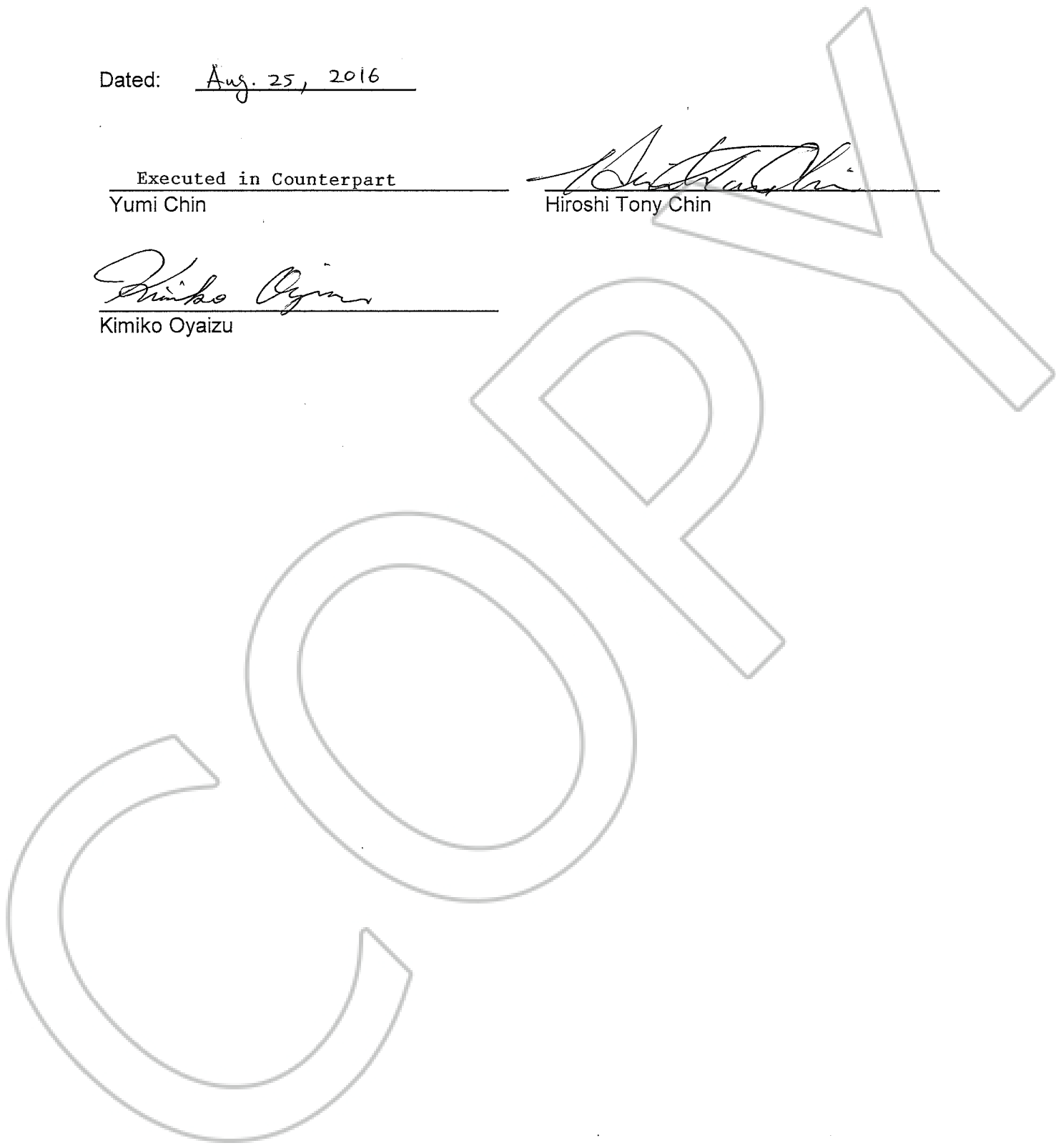


Dated: Aug. 25, 2016

Executed in Counterpart  
Yumi Chin

  
Hiroshi Tony Chin

  
Kimiko Oyaizu



## 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 SANTA CLARA

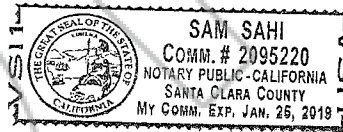
On Aug 25, 2016 before me, SAM SAHI - NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared HIROSHI TONY CHIN and KIMIKO OYAIZU  
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  (Seal)



**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 1/38<sup>th</sup> interest in and to Lot 34 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> 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. 019 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: 1319-30-724-020**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-724-020
- 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

	\$3,000.00
Deed in Lieu of Foreclosure Only (Value of Property) ( _____ )	( _____ )
Transfer Tax Value	\$3,000.00
Real Property Transfer Tax Due:	\$11.70

**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: ✓ *Yumi Chin* Capacity: Grantor  
 Yumi Chin

Signature: \_\_\_\_\_ Capacity: Grantee  
 Frederic L. Rowe, Trustee

**SELLER (GRANTOR) INFORMATION**

Print Name: Yumi Chin  
 Address: 44682 Garden Ct.  
 City/State/Zip El Macero, CA 95618

**BUYER (GRANTEE) INFORMATION**

Print Name: Frederic L. Rowe, Trustee  
 Address: 13106 Queen Palm Ct.  
 City/State/Zip Bakersfield, CA 93314

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

Company Name: Stewart Vacation Ownership Escrow No 20161116- TS/AH  
 Address: 3476 Executive Pointe Way #16  
 City Carson City State: NV Zip 89706