

DOUGLAS COUNTY, NV

RPTT:\$11.70 Rec:\$22.00

\$33.70 Pgs=9

2016-887339

09/09/2016 10:43 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-724-022
R.P.T.T.	\$ 11.70
Escrow No.	20160999- 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:	
Christina Marie Sarabia & Vladimir Rivas 12546 Tibbetts St. Sylmar, CA 91342	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **YUMI CHIN**, a widow and **TOSHIO MIKE CHIN**, a married man who acquired title as a single man and **HIDEKI PAUL 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 **CHRISTINA MARIE SARABIA**, and **VLADIMIR RIVAS**, wife and husband as joint tenants with right of survivorship 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 #3402131A, 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.

THERESA YIWAN HUANG, wife of **TOSHIO MIKE CHIN** and **VERNA WAILAN LO**, wife of **HIDEKI PAUL CHIN**, herein join in the execution of this conveyance to release any interest, Community Property or otherwise, which they may have or be presumed to have in the above 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: 8/17/16

Yumi Chin 8/19/16
Yumi Chin

Yumi Chin

Executed in Counterpart

Toshio Mike Chin

Executed in Counterpart

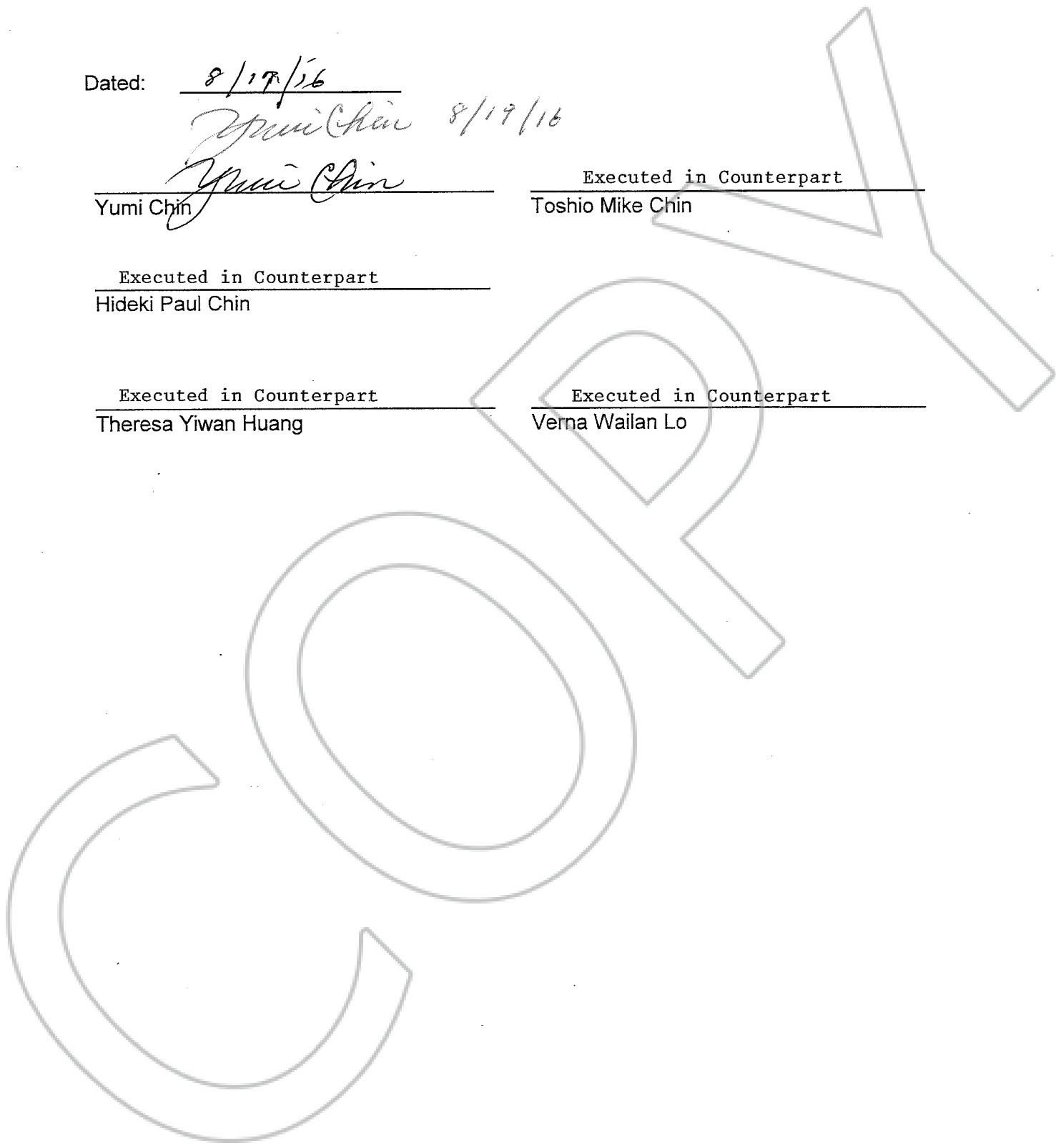
Hideki Paul Chin

Executed in Counterpart

Theresa Yiwan Huang

Executed in Counterpart

Verna Wailan Lo



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 yolo

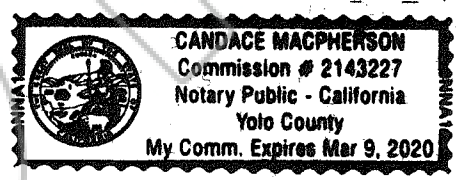
On August 19, 2016 before me, Candace MacPherson Notary Public
(insert name and title of the officer)

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)

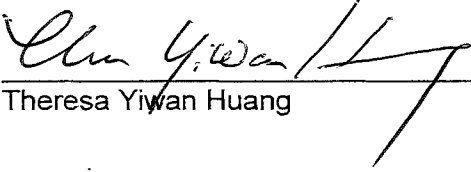


Dated: 27 Aug 2016

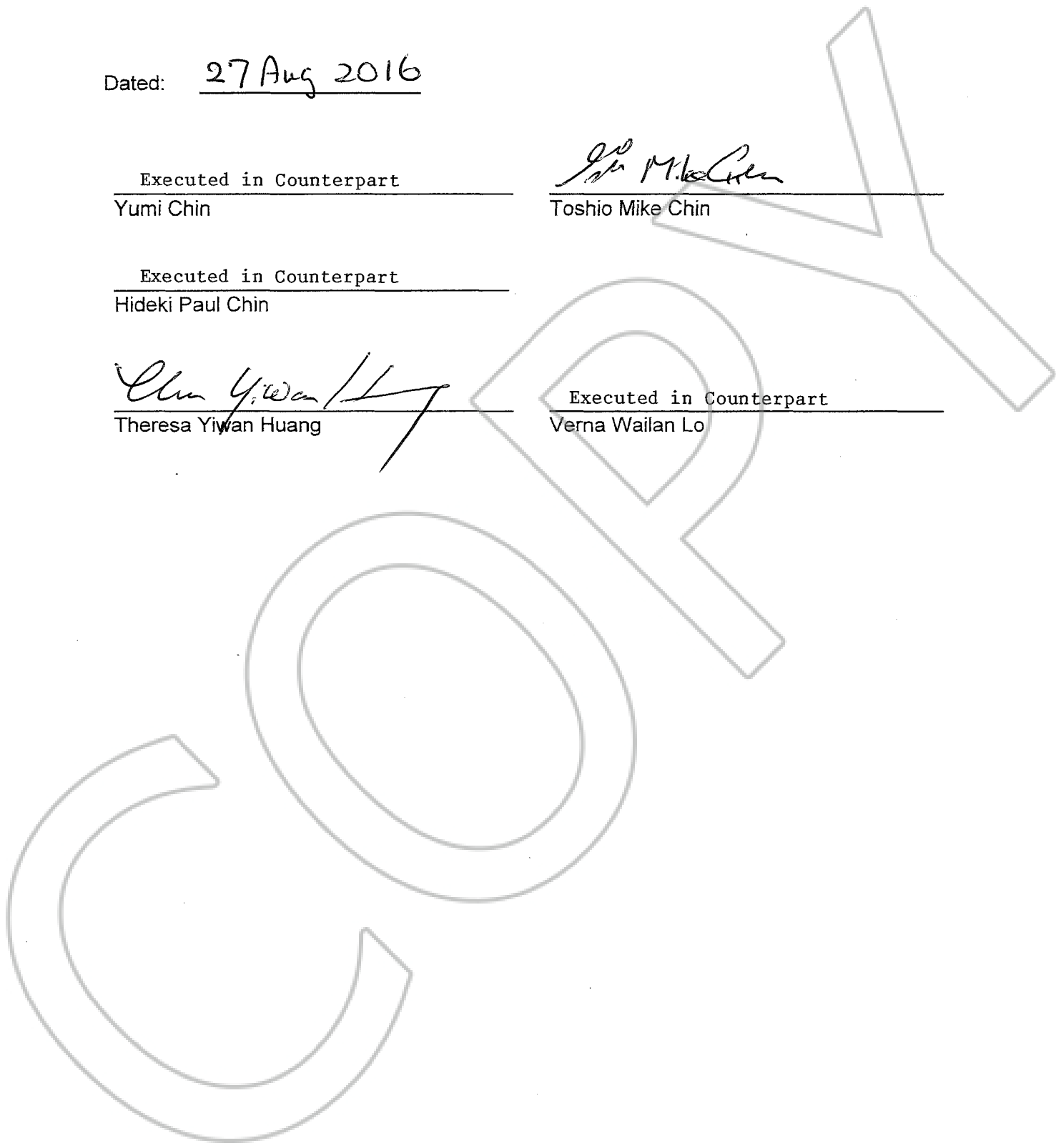
Executed in Counterpart
Yumi Chin


Toshio Mike Chin

Executed in Counterpart
Hideki Paul Chin


Theresa Yivan Huang

Executed in Counterpart
Verna Wailan Lo



ACKNOWLEDGMENT

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State of California
County of Los Angeles

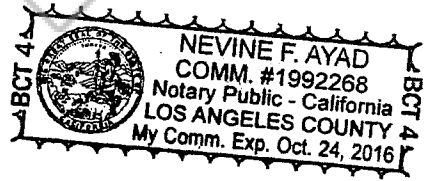
On August 27, 2016 before me, Nevine F. Ayad, Notary Public
(insert name and title of the officer)

personally appeared TOSHIO MIKE CHIN and THERESA YIWAN HUANG,
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 Nevine F. Ayad (Seal)




Dated: August 23, 2016

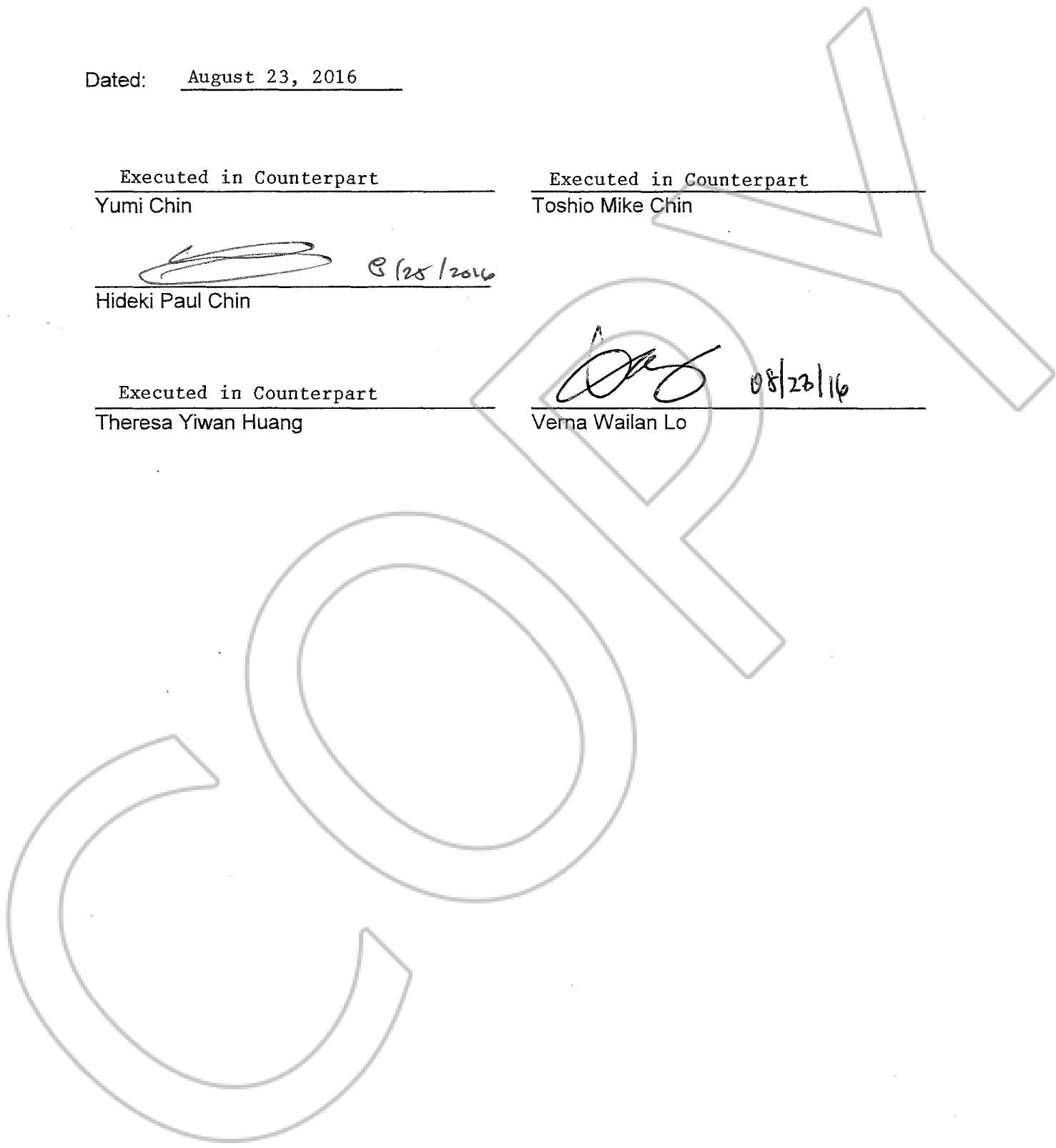
Executed in Counterpart
Yumi Chin

 8/25/2016
Hideki Paul Chin

Executed in Counterpart
Toshio Mike Chin

Executed in Counterpart
Theresa Yiwan Huang

 08/23/16
Verna Wailan Lo



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 SAN FRANCISCO)

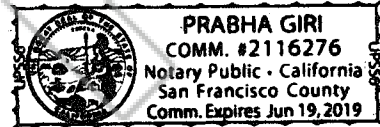
On 08/25/2016 before me, PRABHA GIRI, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared HIDEKI PAUL 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  (Seal)



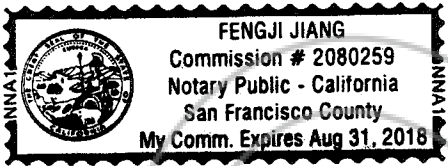
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 San Francisco)
On August 23rd, 2016 before me, Fengji Jiang, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Verna Wailan Lo
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: _____
Document Date: _____ Number of Pages: _____
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: _____

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. 021 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: 1319-30-724-022

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-724-022
- 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**
Christina Marie Sarabia

SELLER (GRANTOR) INFORMATION

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

BUYER (GRANTEE) INFORMATION

Print Name: Christina Marie Sarabia
Address: 12546 Tibbetts St.
City/State/Zip Sylmar, CA 91342

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

Company Name: Stewart Vacation Ownership Escrow No 20160999- TS/AH
Address: 3476 Executive Pointe Way #16
City Carson City State: NV Zip 89706