

DOUGLAS COUNTY, NV

2016-888420

RPTT:\$9.75 Rec:\$16.00

\$25.75 Pgs=3

09/30/2016 11:35 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

| | |
|--|--------------------------|
| A.P.N. # | A ptn of 1319-30-644-064 |
| R.P.T.T. | \$ 9.75 |
| Escrow No. | 20161189- 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: | |
| Alan Poritz and Matthew Poritz 398 Manor Rd. Staten Island, NY 10314 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

RUSSELL L. BYWATER, JR. and **YVONNE S. BYWATER**, husband and wife

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

ALAN PORITZ, a married man as to an undivided 1% interest
and **MATTHEW PORITZ**, a married man as to an undivided 99% interest,
as Tenants in Common

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, Plaza Building, Prime Season, Account #3715621A, 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.

Signatures on following page

Dated: September 12, 2016

Russell L. Bywater, Jr.
Russell L. Bywater, Jr.

Yvonne S. Bywater
Yvonne S. Bywater

State of Texas }
County of Tarrant } ss.

This instrument was acknowledged before me on 9-12-16 (date)

by: Russell L. Bywater, Jr., Yvonne S. Bywater

Signature: Sharla Pipes Belcher
Notary Public

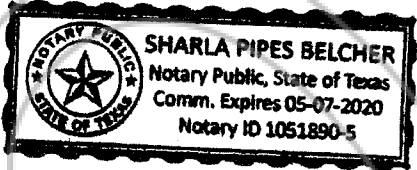


EXHIBIT "A"

(37)

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 certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 156 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 Five 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 said interest in Lot 37 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-064

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-644-064
- 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 _____ \$2,500.00

Deed in Lieu of Foreclosure Only (Value of Property) (_____)

Transfer Tax Value _____ \$2,500.00

Real Property Transfer Tax Due: _____ \$9.75

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: *Russell L. Bywater, Jr.* Capacity: Grantor
 Russell L. Bywater, Jr.

Signature: _____ Capacity: Grantee
 Alan Poritz

SELLER (GRANTOR) INFORMATION

Print Name: Russell L. Bywater, Jr.

Address: 3516 Palo Duro Ct.

City/State/Zip Hurst, TX 76054

BUYER (GRANTEE) INFORMATION

Print Name: Alan Poritz

Address: 398 Manor Rd.

City/State/Zip Staten Island, NY 10314

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

Company Name: Stewart Vacation Ownership Escrow No 20161189- TS/AH

Address: 3476 Executive Pointe Way #16

City Carson City State: NV Zip 89706