

<b>A.P.N. #</b>	A ptn of 1319-30-528-006
<b>R.P.T.T.</b>	\$ 1.95
<b>Escrow No.</b>	20161187- TS/AH
<b>Recording Requested By:</b>	
<b>Stewart Vacation Ownership</b>	
<b>Mail Tax Statements To:</b>	
Ridge Sierra P.O.A. c/o 515 Nichols Blvd. Sparks, NV 89431	
<b>When Recorded Mail To:</b>	
Ted Koroghlian & Najwa Koroghlian 1549 Valencia Ave. Pasadena, CA 91104	

DOUGLAS COUNTY, NV      **2016-889127**  
RPTT:\$1.95 Rec:\$17.00  
\$18.95      Pgs=4      **10/14/2016 11:03 AM**  
STEWART TITLE VACATION OWNERSHIP  
KAREN ELLISON, RECORDER

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **JOHN A. KELLY** and **LAURA KELLY**, husband and wife and **SHERRY SNOW**, a married woman who acquired title as an unmarried woman for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **TED KOROGHLIAN** and **NAJWA KOROGHLIAN**, husband and wife 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 Sierra, Two Bedroom, Prime Season, Account #05-036-23-01, 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.

**JIM CAUDLE**, spouse of **SHERRY SNOW**, herein joins in the execution of this conveyance to release any interest, Community Property or otherwise, which he 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: Sept. 24, 2016

*John A. Kelly*  
John A. Kelly

*Laura Kelly*  
Laura Kelly

Executed in Counterpart  
Sherry Snow

Executed in Counterpart  
Jim Caudle

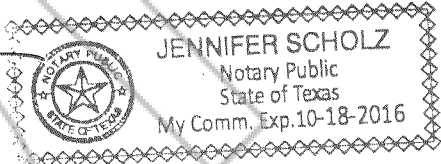
State of TEXAS }  
County of TRAVIS } ss.

This instrument was acknowledged before me on September 24, 2016 (date)

by: John A. Kelly and Laura Kelly

Signature:

*Jennifer Scholz*  
Notary Public



State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss.

This instrument was acknowledged before me on \_\_\_\_\_ (date)

by: Sherry Snow and Jim Caudle

Signature:

\_\_\_\_\_  
Notary Public

Dated: 1 October 2016

Executed in Counterpart  
John A. Kelly

Executed in Counterpart  
Laura Kelly

Sherry Snow  
Sherry Snow

Jim Caudle  
Jim Caudle

State of \_\_\_\_\_ }  
  } ss.  
County of \_\_\_\_\_ }

This instrument was acknowledged before  
me on \_\_\_\_\_ (date)

by: John A. Kelly and Laura Kelly

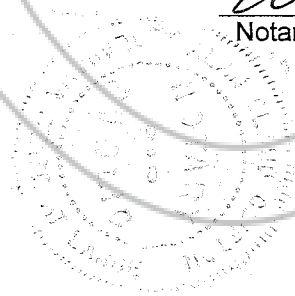
Signature:  
\_\_\_\_\_  
Notary Public

State of Alabama }  
  } ss.  
County of \_\_\_\_\_ }

This instrument was acknowledged before  
me on 1 October 2016 (date)

by: Sherry Snow and Jim Caudle

Signature:  
Alan Clifton  
Notary Public MCE 6/23/17



for clarification notary seal reads:

ALAN CLAUD CLIFTON  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE

**EXHIBIT "A"**

**(Sierra 05)**

**A timeshare estate comprised of:**

**PARCEL 1: An undivided 1/51st interest in and to that certain condominium estate described as follows:**

**(A) An undivided 1/6<sup>th</sup> interest as tenants in common, in and to the Common Area of Lot 21 of Tahoe Village Unit No. 1, as shown on the map recorded December 27, 1983, as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.**

**(B) Unit No. B-3 as shown and defined on said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada.**

**PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.**

**PARCEL 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above, during one "USE WEEK" within the Prime "use season" as that term is defined in the Second Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "USE WEEK" in the above referenced "use season" as more fully set forth in the CC&R's.**

**A Portion of APN: 1319-30-528-006**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-528-006
- 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 \_\_\_\_\_ \$500.00

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )

Transfer Tax Value \_\_\_\_\_ \$500.00

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 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: *John A. Kelly* Capacity: Grantor

Signature: \_\_\_\_\_ Capacity: Grantee  
Ted Koroghlian

**SELLER (GRANTOR) INFORMATION**

Print Name: John A. Kelly  
Address: 113 Bella Strada Cove  
City/State/Zip Austin, TX 78734-2791

**BUYER (GRANTEE) INFORMATION**

Print Name: Ted Koroghlian  
Address: 1549 Valencia Ave.  
City/State/Zip Pasadena, CA 91104

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

Company Name: Stewart Vacation Ownership Escrow No 20161187- TS/AH  
Address: 3476 Executive Pointe Way #16  
City Carson City State: NV Zip 89706