DOUGLAS COUNTY, NV

2016-890416

RPTT:\$1.95 Rec:\$15.00 \$16.95

Pgs=2

11/10/2016 10:23 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A portion of APN: 1319 - 30 - 645 - 003 RPTT \$ 1.95 / #42-293-05-71 /

20161517

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made July 11, 2016 between LAURIE A BERTANI and KEITH J. BERTANI, Wife and Husband Grantor, and Resorts West Vacation Club, a Nevada nonprofit corporation Grantee;

## WITNESSETH:

That Grantor, in consideration for the sum of \$10.00, lawful money of the United States of America and other good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on (Exhibit "A") the Proper legal description will be attached by the escrow company, Stewart Vacation Ownership Title Agency, Inc. and incorporated herein by this reference;

TOGETHER with the tenements, hereditament and appurtenances there unto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof,

TO HAVE AND TO HOLD all and singular the premises, together with appurtenances, unto the said Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

COUNTY OF

Grantor:

KEITH J. BERTAN

This instrument was acknowledged before me on

BERTANI

DENISE JORGENSEN NOTARY PUBLIC STATE OF NEVADA **DOUGLAS COUNTY** COMMISSION EXPIRES: SEPTEMBER 30, 2018

CERTIFICATE NO: 02-78042-5

by LAURIE A BERTANI and KEITH J.

WHEN RECORDED MAIL TO Resorts West Vacation Club P.O. Box 5790 Stateline, NV 89449

MAIL TAX STATEMENTS TO: Ridge Tahoe Property Owner's Association P.O. Box 5790 Stateline, NV 89449

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>ths</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 293 as shown and defined on said map; 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week every other year in Odd-numbered vears in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003

	State of Nevada Declaration of Value	FOR RECORDERS OPTIONAL USE ONLY
	1. Assessor Parcel Number(s) a) A ptn of 1319-30-645-003	Document/Instrument #: Book: Page:
	b)	Document/Instrument #: Page:
	2. Type of Property a) □ Vacant Land b) □ Single Fam.Res. c) □ Condo/Twnhse d) □ 2 - 4 Plex e) □ Apt. Bldg. f) □ Comm'l/Ind'l g) □ Agricultural h) □ Mobile Home i) ☒ Other <u>Timeshare</u>	
3.	Total Value / Sales Price of Property:	\$
	Deed in Lieu of Foreclosure Only (value of property)	\$
	Transfer Tax Value:	\$ 500.00
	Real Property Transfer Tax Due:	\$1.95
a.	If Exemption Claimed: Transfer Tax Exemption, per NRS 375.090, Section: Explain Reason for Exemption:	
		<del>\ \ / / -</del>
5.	Partial Interest: Percentage being transferred: N/A	_%
37 be	ne undersigned declares and acknowledges, under penalty of 75.110, that the information provided is correct to the best of to documentation if called upon to substantiate the information any claimed exemption, or other determination of additional to the plus interest at 1 1/2% per month.	heir information and belief, and can be supported provided herein. Furthermore, the disallowance
Pu	ursuant to NRS 375.030, the Buyer and Seller shall be join	ntly and severally liable for any additional amount owed.
Si	gnature / Bulton	Capacity Grantor
		\ \ \ \
	SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Pr	int Name: LAURIE A BERTANI and KEITH J. BERTANI	Print Name: Resorts West Vacation Club
Ac	ddress <u>:</u> 14714 CHARMERAN AVENUE	Address: P.O. Box 5790
Ci	ty: <u>SAN JOSE</u> State <u>: CA Zip: 95124</u>	City: Stateline State: NV Zip: 89449
	COMPANY/ PERSON REC	DUESTING RECORDING HE SELLER OR BUYER)
D-	int Name: Stewart Vacation Ownership Title Agency, Inc.	Escrow #: 20161517
Αc	ddress: 3476 Executive Pointe Way #16  ty: Carson City State: NV	Zip: 89706
VI.	(AS A PUBLIC RECORD THIS FOR	
	(ACAT OBLICTEOORD ITIOTOR	W. W. C. DE NEGONDED,