

DOUGLAS COUNTY, NV **2016-891548**
 RPTT:\$1.95 Rec:\$15.00
 \$16.95 Pgs=2 12/02/2016 01:45 PM
 STEWART TITLE VACATION OWNERSHIP
 KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-542-019
R.P.T.T.	\$ 1.95
Escrow No.	20161313- TS/AH
Recording Requested By:	
Stewart Vacation Ownership	
Mail Tax Statements To:	
Ridge Sierra P.O.A. c/o QM Resorts P.O. Box 859 Sparks, NV 89432	
When Recorded Mail To:	
Michael Sudell 238 Palmetto Ct. Jupiter, FL 33458	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ROBERT L. O'BRIEN** and **MARIE L. O'BRIEN**, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **MICHAEL SUDELL**, a married man 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 #01-008-11-01, 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.

Dated: Oct 17, 2016

Robert L. O'Brien
 Robert L. O'Brien

Marie L. O'Brien
 Marie L. O'Brien

State of NEVADA }
 } ss.
 County of WASHOE }

This instrument was acknowledged before me on 17 October 2016 (date)

by: Robert L. O'Brien, Marie L. O'Brien
 Signature: _____

Anna M. Romero
 Notary Public



EXHIBIT "A"

(Sierra 01)

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 1/8th interest as tenants in common, in and to the Common Area of Lot 4 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, 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. B4 as shown and defined on said condominium map recorded as Document No. 93408, 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. 93408, 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: 1319-30-542-019

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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-542-019
- 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: Robert L O'Brien Capacity: Grantor
Robert L. O'Brien

Signature: _____ Capacity: Grantee
Michael Sudell

SELLER (GRANTOR) INFORMATION

Print Name: Robert L. O'Brien
Address: 12760 Buckhorn Ln.
City/State/Zip Reno, NV 89511

BUYER (GRANTEE) INFORMATION

Print Name: Michael Sudell
Address: 238 Palmetto Ct.
City/State/Zip Jupiter, FL 33458

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

Company Name: Stewart Vacation Ownership Escrow No 20161313- TS/AH
Address: 3476 Executive Pointe Way #16
City Carson City State: NV Zip 89706