

DOUGLAS COUNTY, NV

2016-891625

RPTT:\$13.65 Rec:\$17.00

\$30.65 Pgs=4

12/05/2016 02:40 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-712-001
R.P.T.T.	\$ 13.65
Escrow No.	160164201
Recording Requested By:	
Stewart Vacation Ownership	
Mail Tax Statements To:	
Same as Below	
When Recorded Mail To:	
Ridge Pointe P.O.A.	
P.O. Box 5790	
Stateline, NV 89449	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **BARBARA WERNLI**, a single woman and **DAVID WERNLI**, a married man for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **RIDGE POINTE PROPERTY OWNER'S ASSOCIATION**, a Nevada non-profit corporation 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 Pointe, Two Bedroom, Every Year Use, Account #1601642A, 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.

LISA WERNLI, wife of **DAVID WERNLI**, herein joins in the execution of this conveyance to release any interest, Community Property or otherwise, which she may have or be presumed to have in the herein described property.

Dated: 11-26-16

Barbara Wernli
Barbara Wernli

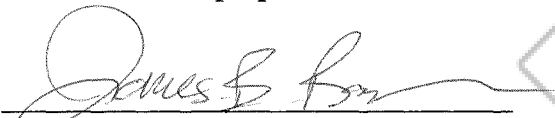
David Wernli
David Wernli

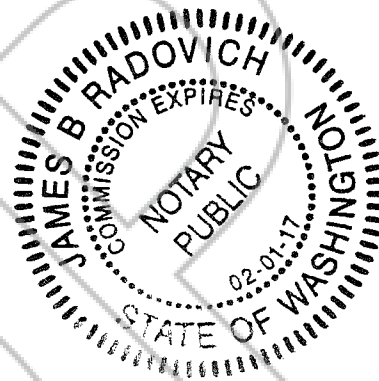
Lisa Wernli
Lisa Wernli

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 WA)
COUNTY OF KING) ss


On 11/26/2016, personally appeared before me, a Notary Public
BARBARA WERNLI
personally known or proved to me to be the person(s) whose name(s) is/are
subscribed to the above instrument who acknowledged that he/she/they executed
the same for the purposes therein stated.

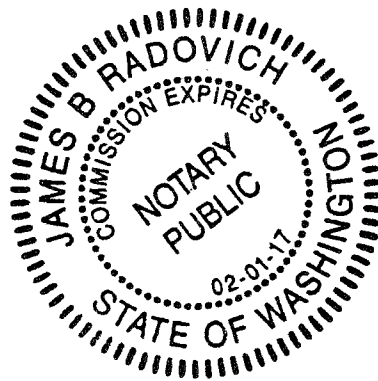

Notary Public



STATE OF WA)
COUNTY OF KING) ss

On 11/26/2016, personally appeared before me, a Notary Public
DAVID WERNLI and LISA WERNLI
personally known or proved to me to be the person(s) whose name(s) is/are
subscribed to the above instrument who acknowledged that he/she/they executed
the same for the purposes therein stated.


Notary Public




AFFIDAVIT
(Ridge Pointe Property Owners Association)

STATE OF NEVADA)
) SS
County of Douglas)

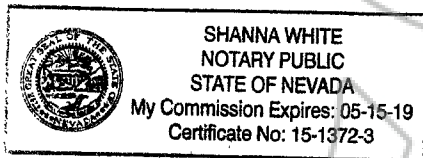
Ridge Pointe Property Owners Association, being first duly sworn upon oath, deposes and says:

That, for purposes of accepting delivery of the foregoing Deed in Lieu of Homeowners Assessment Foreclosure and affiant executing this Affidavit, he is a duly authorized officer or agent of the Grantee named therein; that he has read the Deed in Lieu of Homeowners Assessment Foreclosure and knows the contents thereof; that to the best of his knowledge, there is no statement contained in the terms, warranties and covenants therein set forth which is false; that in executing this Affidavit, and subject to the following proviso, Grantee hereby accepts said Deed in Lieu of Homeowners Assessment Foreclosure and agrees to its terms and covenants and approves the warranties therein contained, provided that there are no encumbrances, liens, adverse claims, defects, or other charges or matters appearing in the public records attaching subsequent to the recording of the original conveyance which affects the property deeded and provided further that Grantor is the sole, titled, record owner of the property.

Ridge Pointe Property Owners Association

By: 
Marc B. Preston, Agent

Subscribed, sworn to and acknowledged before me on September 3, 2015




Notary Public

EXHIBIT "A"

(160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/1326th interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.

A Portion of APN: 1319-30-712-001

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-712-001
- 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 _____ \$3,387.00

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

Transfer Tax Value _____ \$3,387.00

Real Property Transfer Tax Due: _____ \$13.65

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: *Barbara Wernli* Capacity: **Grantor**
Barbara Wernli

Signature: _____ Capacity: **Grantee**
Ridge Pointe Property Owner's Association

SELLER (GRANTOR) INFORMATION

Print Name: Barbara Wernli
Address: 14625 - 245th Ave. S.E.
City/State/Zip Issaquah, WA 98027

BUYER (GRANTEE) INFORMATION

Print Name: Ridge Pointe P.O.A.
Address: P.O. Box 5790
City/State/Zip Stateline, NV 89449

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

Company Name: Stewart Vacation Ownership Escrow No 160164201
Address: 3476 Executive Pointe Way #16
City Carson City State: NV Zip 89706