DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$15.00

2017-893043

\$15.00 Pgs=2

01/06/2017 09:58 AM

STEWART TITLE VACATION OWNERSHIP

A portion of APN: 1319-30-519-002 KAREN ELLISON

THE RIDGE TAHOE

GRANT, BARGAIN, SALE DEED

KAREN ELLISON, RECORDER

E05

THIS INDENTURE WITNESSETH: That <u>Suzanne T Charon</u>, spouse of the grantee herein in consideration of \$15.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain Sell and convey to

<u>Larry D Charon Jr</u>, a married man as his sole and separate property and to the heirs and assigns of such Grantee, forever, all that real property situated in the county of Douglas, State of Nevada, bounded and described as follows:

SEE "EXHIBIT A" ATTACHED AT CLOSE OF ESCROW

R.P.T.T. \$ -0- (#5) / #50-002-43-01 / 20170008

"THE PURPOSE OF THIS CONVEYANCE IF TO DIVEST THE GRANTOR OF ALL OF HIS/HER RIGHT, TITLE AND INTEREST, COMMUNITY OR OTHERWISE IN THE HEREIN DESCRIBED PROPERTY AND TO VEST TITLE IN THE GRANTEE AS HIS/HER SOLE AND SEPARATE PROPERTY."

Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor:

Granior.

Suzanne T Charon

Notary Public

STATE OF California)

COUNTY OF San Mater)

On April 19, 2016 personally appeared before me, a Notary Public,

personally known to me, (or proved to me on the basis of satisfactory evidence) who acknowledged that he/she executed the above instrument.

When recorded, please mail to:

Larry D. Charon Jr.

P.O.Box 344

Half Moon Bay, CA 94019

Mail Tax Statements to: Ridge Tahoe P.O.A. P.O. Box 5790 Stateline, NV 89449 TGIT CONTROL OF THE C

CARLOS GARCIA
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2041862
SAN MATEO COUNTY
My Comm. Exp. October 15, 2017

EXHIBIT "A"

(50)

A timeshare estate comprised of:

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

- (A) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.
- (B) Unit No. <u>002</u> as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.

Parcel 3: the exclusive right to use said 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 "Winter" use season" as said quoted terms are defined in the Declaration of Covenants, Conditions and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season".

A Portion of APN: 1319-30-519-002

State of Nevada Declaration of Value	FOR RECORDERS OPTIONAL USE ONLY
1. Assessor Parcel Number(s) a) <u>a portion of 1319-30-519-002</u> b) c) d)	Document/Instrument #: Book: Page: Date of Recording: Notes:
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 l) ☒ OtherTimeshare	
Total Value / Sales Price of Property: \$_0\$	
Deed in Lieu of Foreclosure Only (value of property) \$ 0	
Transfer Tax Value: \$0_	
Real Property Transfer Tax Due: \$\(\)	
4. If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375.090, Section: Exemption 5 b. Explain Reason for Exemption: Release of Spousal Interest	
5. Partial Interest: Percentage being transferred: N/A %	
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 be 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 ½% per month.	
Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature Capacity Grantor	
Signature Jawy D Charm 1 Capa	city_Grantee
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Suzanne T Charon Print N	lame: _Larry D Charon Jr
ddrana; D.O. Boy 244	ss: <u>PO Box 344</u>
City, State, Zip: Half Moon Bay, CA 94019 City, S	tate, Zip: Half Moon Bay, CA 94019
COMPANY/ PERSON REQUESTING RECORDING Print Name: Stewart Vacation Ownership Escrow #: 20170008 Address: 3476 Executive Pointe Way #16 City: Carson City State: NV Zip: 89706	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)