DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$17.00

2017-893373

\$18.95 Pgs=4

01/13/2017 02:59 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made between Sharon Phelps, a married woman who acquired title as Sharon James, an unmarried woman, also known as Sharon James Bloomingcamp, a widow and Raymond B. Johnson, an unmarried man, Grantor, and Resorts West Vacation Club, a Nevada nonprofit corporation Grantee;

A portion of APN: 1319-30-631-003

RPTT \$ 1.95 / #49-103-32A / 20170059

## 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 Title of Douglas County 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.

<u>David Phelps</u>, present spouse of <u>Sharon Phelps</u> herein joins in the execution of this conveyance for the purpose of releasing any interest, Community Property or otherwise, which he/she may have or be presumed to have in the above described property.

STATE OF <u>l'alifornia</u>) SS

COUNTY OF <u>Calaveras</u>

Grantor:

Sharon Phelps

David Phelps

Raymond B. Johnson, by Sharon Phelps,

his Attorney in fact

This instrument was acknowledged before me on Dec. David Phelps	30,3016 by Sharon Phelps and
Notary Public	
A notary public or other officer completing this certificate verified only the id who signed the document to which this certificate is attached, and not the true or validity of that document.	and the same of th
STATE OF <u>California</u> ) ss. county of <u>Calaberas</u> )	
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE IS A NOTARY PUBLIC, ON THIS 30+ DAY OF SHARON PHELPS AS ATTORNEY IN FACT FOR RAYM	cember, 20 6. BY
I CERTIFY UNDER PENALTY OF PERJURY UNDER TH CALIFORNIA THAT THE FOREGOING PARAGRAPH IS	
WITNESS BY HAND AND OFFICIAL SEAL.  SIGNATURE (SEAL)  NOTARY PUBLIC	AMY WALKER Commission # 2099940 Notary Public - California Calaveras County My Comm. Expires Feb 13, 2019
NOTARY EXPIRATION DATE: Fcb 13, 2	019
Resorts West Vacation Club P.O. Box 5790 P.O.	IL TAX STATEMENTS TO: ge Tahoe Property Owner's Association . Box 5790 eline, NV 89449

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.		
State of California ) County of Alameras )		
On Dec 30, 3016 before me, An	Here Insert Name and Title of the Officer	
personally appeared	esue Phelps	
	Name(s) of Signer(s)	
/		
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.		
of is t	ertify under PENALTY OF PERJURY under the laws the State of California that the foregoing paragraph true and correct.	
AMY WALKER Commission # 2099940 Notary Public - California Calaveras County My Comm. Expires Feb 13, 2019  Signature Signature of Notary Public		
Place Notary Seal Above  OPTIONAL		
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.		
Description of Attached Document  Title or Type of Document: Salphan Bocument Date: 12-30-16  Number of Pages: Signer(s) Other Than Named Above: Sharon Phelps		
Capacity(ies) Claimed by Signer(s)		
Signer's Name:	Signer's Name:	
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):	
□ Partner — □ Limited □ General	☐ Partner — ☐ Limited ☐ General	
☐ Individual ☐ Attorney in Fact ☐ Guardian or Conservator	☐ Individual ☐ Attorney in Fact ☐ Guardian or Conservator	
☐ Trustee ☐ Guardian or Conservator ☐ Other:	☐ Other:	
Signer Is Representing:	Signer Is Representing:	
english to Proprocenting.	e.g	

## **EXHIBIT "A"**

(49)

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 1/26<sup>th</sup> interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.
- (B) Unit No. <u>103</u> as shown and defined on said condominium map recorded as Document No. 183624, 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. 183624, 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" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of 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 Crest project during said "USE WEEK" as more fully set forth in the CC&R's.

A Portion of APN: 1319-30-631-003

State of Nevada Declaration of Value	FOR RECORDERS OPTIONAL USE ONLY
1. Assessor Parcel Number(s)	Document/Instrument #:
a)ptn of 1319-30-631-003	Document/Instrument #: Page:  Date of Recording:
b) c) d)	Date of Recording:Notes:
d)	Notes
<ul> <li>2. Type of Property</li> <li>a) □ Vacant Land</li> <li>b) □ Single Fam.Res.</li> <li>c) □ Condo/Twnhse</li> <li>d) □ 2 - 4 Plex</li> <li>e) □ Apt. Bldg.</li> <li>f) □ Comm'l/Ind'l</li> <li>g) □ Agricultural</li> <li>h) □ Mobile Home</li> <li>i) ₺ Other <u>Timeshare</u></li> </ul>	
3. Total Value / Sales Price of Property:	\$
Deed in Lieu of Foreclosure Only (value of property)	\$
Transfer Tax Value:	\$
Real Property Transfer Tax Due:	\$ 1.95
If Exemption Claimed:     Transfer Tax Exemption, per NRS 375.090, Section:     Explain Reason for Exemption:	
Partial Interest: Percentage being transferred: N/A	_%
The undersigned declares and acknowledges, under penalty of 375.110, that the information provided is correct to the best of be documentation if called upon to substantiate the informatio of any claimed exemption, or other determination of additional due plus interest at 1 ½% per month.	their information and belief, and can be supported n provided herein. Furthermore, the disallowance tax due, may result in a penalty of 10% of the tax
Pursuant to NRS 375.030, the Buyer and Seller shall be joing signature Sharon fames the lips	intly and severally liable for any additional amount owed.
Signature Syctor ( June ) Free June 1	Capacity 50000
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: SHARON PHELPS and Raymond Johnson	_Print Name: <u>Resorts West Vacation Club</u>
Address: 1597 MONO CT. Address	s <u>: P.O. Box 5790</u>
City: COPPEROPOLIS State: CA Zip: 95228	City: Stateline State: NV Zip: 89449
COMPANY/ PERSON RE (REQUIRED IF NOT T	QUESTING RECORDING THE SELLER OR BUYER)
Print Name: Stewart Vacation Ownership Title Agency, Inc. Address: 3476 Executive Pointe Way #16	Escrow #: 20170059
City: Carson City State: NV	ZZip: <u>89706</u>

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)