

RPTT

GRANT, BARGAIN, SALE DEED

A portion of APN: 1319-30 - 519-013

RIDGE VIEW PROPERTY OWNER'S ASSOCIATION

Rec:\$16.00 Total:\$16.00 SAM SOFFA

DOUGLAS COUNTY, NV

2017-893413 01/17/2017 11:46 AM

Pgs=4

KAREN ELLISON, RECORDER

E05

THIS INDENTURE, made August 17, 2016 between Kathleen Vaughn, as trustee of the Kathleen Vaughn Revocable Trust udt dated, August 7, 2001, Grantor, and Samuel D. Soffa and Danielle R. Soffa, Husband and Wife 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 Title of Nevada Holdings, Inc. and incorporated herein by this reference;

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

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated 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, as Document No. 114670, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

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.

STATE OF	Grant	or: All Tu Men Kathleen Vaughn, trustee	Ju.
COUNTY OF) SS		See attached administration
This instrument was ac	knowledged before me on	by Kathleen Va	ııohn
, is instrument was ac	and the good service and on a	sy Atlanteen Va	ц ын
Notary Public			

WHEN RECORDED MAIL TO Ridge Tahoe Property Owner's Association PO Box 5790 Stateline, NV 89449

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

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT				
A notary public or other officer completing this certificate document to which this certificate is attached, and not the	verifies only the identity of the individual who signed the e truthfulness, accuracy, or validity of that document.			
State of California County of Alameda On 08/26/2016 before me	e,Jeffrey Charles Lee Notary Public,			
On 08/26/2016 before me, Jeffrey Charles Lee Notary Public, personally appeared				
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)(s) are subscribed to the within instrument and acknowledged to me that be the they executed the same in his/her/their authorized capacity(jes), 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.				
	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.			
JEFFREY CHARLES LEE COMM. # 2135708 NOTARY PUBLIC CALIFORNIA OF ALAMEDA COUNTY MY COMM. EXP. Dec. 23, 2019	WITNESS my hand and official seal.			
OPTIO	Signature of Notary Public			
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.				
Description of Attached Document				
Title or Type of Document: GRANT , BARGATA, SAUE DISCO Document Date:				
Number of Pages: Signer(s) Other Than Na Capacity(ies) Claimed by Signer(s)	amed Above:			
Signer's Name:	Signer's Name:			
☐ Corporate Officer - Title(s):	Corporate Officer - Title(s):			
☐ Partner - ☐ Limited ☐ General	☐ Partner - ☐ Limited ☐ General			
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact			
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator			
Other:	☐ Other:			
☐ Signer Is Representing:	☐ Signer Is Representing:			

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>013</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: 1319-30-519-013

STATE OF NEVADA	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s) a) 319 - 30 - 519 - 013	^
b)	
c)	\ \
d)	\ \
O The section	\ \
 Type of Property: a) Vacant Land Single Fam. Res. 	\ \
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	OR RECORDERS OPTIONAL USE ONLY OOK PAGE
A minute mat 1 Nahita II ama	ATE OF RECORDING:
i) Other time share -conde	OTES:
1) = Other 1110 0.100 = 0010	
3. Total Value/Sales Price of Property:	\$ 10
Deed in Lieu of Foreclosure Only (value of property)	
Transfer Tax Value: Real Property Transfer Tax Due:	\$
Real Hopoity Haistel Tax Duc.	
4. If Exemption Claimed:	J / /
a. Transfer Tax Exemption per NRS 375.090, Section #	
b. Explain Reason for Exemption:	son emony
5. Partial Interest: Percentage being transferred: 100	1/6
	2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
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 supported by documentation if called upon to substantiate the	of their information and belief, and can be information provided herein. Furthermore, the
parties agree that disallowance of any claimed exemption, o	r other determination of additional tax due, may
result in a penalty of 10% of the tax due plus interest at 1%	per month.
The same of the sa	Laurally lights for one additional amount awad
Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and	
Signature Millin My Cap	acity our our
1000	
Signature Cap	acity Buyer
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
	of sile
Print Name: Cath leen Laughn Revucable (Print)	laine: January January
Address: Addres City: City:	SS: Junelli 1887
State: Zip: State:	
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer) Print Name: Escri	ow#
Address:	
City: State:	Zip:
(AS A PUBLIC RECORD THIS FORM MAY E	
	Samuel D Soffa and Danielle R So
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L Samuel D Soffa and Danielle R Soffa 1521 Astoria Dr Allen Tx, 75013