

DOUGLAS COUNTY, NV  
RPTT:\$5.85 Rec:\$15.00  
\$20.85 Pgs=2  
02/03/2017 12:06 PM  
STEWART TITLE VACATION OWNERSHIP  
KAREN ELLISON, RECORDER

A portion of APN: 1319-30-644-106  
RPTT \$ 5.85 / #37-195-04-01 / 20170125

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made **December 19, 2016** between Khiem Binh Pham and Kimthu Nguyen Pham, trustees of the Pham Family Trust, dated November 12, 1997, Grantor, and Resorts West Vacation Club, a Nevada Non-Profit Corporation 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 Vacation Ownership 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.

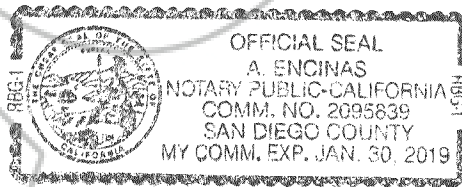
STATE OF CA )  
COUNTY OF San Diego ) SS

Grantor: Khiem Binh Pham  
Khiem Binh Pham, trustee,

Kimthu Nguyen Pham  
Kimthu Nguyen Pham, trustee

This instrument was acknowledged before me on 1-4-17 by Khiem Binh Pham, trustee and Kimthu Nguyen Pham, trustee.

Almores  
Notary Public



WHEN RECORDED MAIL TO  
Resorts West Vacation Club  
PO Box 5790  
Stateline, NV 89449

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

**EXHIBIT "A"**

**(37)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 195 as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-644-106**

**State of Nevada  
Declaration of Value**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-644-106  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
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  
 i)  Other Timeshare

3. Total Value / Sales Price of Property:      \$ 1,084.00  
 Deed in Lieu of Foreclosure Only (value of property)      \$ \_\_\_\_\_  
 Transfer Tax Value:      \$ 1,084.00  
 Real Property Transfer Tax Due:      \$ 5.85

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 \_\_\_\_\_

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 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 1/2% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Khien Binh Pham      Capacity Grantor  
 Signature Kimthu Nguyen Pham      Capacity Grantor

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Khien Binh Pham, trustee and Kimthu Nguyen Pham, trustee  
 by: Resorts Realty, LLC

Print Name: Resorts West Vacation Club

Address: 400 Ridge Club Dr.  
 City: Stateline  
 State: NV      Zip: 89449

Address: PO Box 5790  
 City: Stateline  
 State: NV      Zip: 89449

**COMPANY/ PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Stewart Vacation Ownership Title Agency, Inc.      Escrow #: 20170125  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City      State: NV      Zip: 89706