DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$15.00

\$16.95 Pgs=2 2017-894257

02/03/2017 12:14 PM

STEWART TITLE VACATION OWNERSHIP KAREN ELLISON, RECORDER

A portion of APN: 1319-30-631-012

RPTT \$ 1.95 / #49-203-39-01 / 20170128

#### GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made December 19, 2016 between Joan L. Hudgens an unmarried woman, 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 /

COUNTY OF Harr

Jøan L. Hudgens,

This instrument was acknowledged before me on

/7 by Joan L. Hudgens.

Notary Public

LUIS ANGEL GUEVARA Notary Public, State of Texas Comm. Expires 09-21-2020 Notary ID 130831233

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"**

(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. 203 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: 1319-30-631-012

# State of Nevada Declaration of Value

1. Assessor Parcel Number(s) a) A ptn of 1319-30-631-012	FOR RECORDERS OPTIONAL USE ONLY
b)	Document/Instrument #:
d)	Document/Instrument #: Page: Page:
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) ☒ OtherTimeshare	Notes:
3. Total Value / Sales Price of Property:	\$ <u>464.00</u>
Deed in Lieu of Foreclosure Only (value of property)	\$
Transfer Tax Value:	\$ <u>464.00</u>
Real Property Transfer Tax Due:	\$ 1.95
<ol> <li>If Exemption Claimed:         <ul> <li>a. Transfer Tax Exemption, per NRS 375.090, Set</li> <li>b. Explain Reason for Exemption:</li> </ul> </li> </ol>	ection:
claimed exemption, or other determination of additional tax interest at 1 ½% per month.  Pursuant to NRS 375.030, the Buyer and Seller shall be lowed.  Signature LAN L JAMAN	
Signature /	Capacity
SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Joan L. Hudgens by: Resorts Realty, LLC	BUYER (GRANTEE) INFORMATION (REQUIRED)  Print Name: Resorts West Vacation Club
Address: 400 Ridge Club Dr.	Address: PO Box 5790
City: Stateline	City: Stateline
State: <u>NV</u> Zip: <u>89449</u>	State: NV Zip: 89449
	EQUESTING RECORDING THE SELLER OR BUYER)
Print Name: Stewart Vacation Ownership Title Agency, Inc.	Escrow #:20170128
Address: 3476 Executive Pointe Way #16	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)