

DOUGLAS COUNTY, NV

2017-894395

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

02/07/2017 11:08 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

E07

A.P.N. #	A ptn of 1319-30-542-009
R.P.T.T.	\$ -0- (#7)
Escrow No.	20170104- TS/AH
Recording Requested By:	
Stewart Vacation Ownership	
Mail Tax Statements To:	
Ridge Sierra P.O.A. 515 Nichols Blvd. Sparks, NV 89431	
When Recorded Mail To:	
Michael P. Billington and Diane M. Billington 3717 Drago Park Dr. Modesto, CA 95356	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MICHAEL P. BILLINGTON** and **DIANE M. BILLINGTON**, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **MICHAEL P. BILLINGTON** and **DIANE M. BILLINGTON**, Trustees of the **M & D BILLINGTON 2016 REVOCABLE TRUST**, dated November 4, 2016 and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Sierra, Unit B-2, Prime Season, Account #02-014-29-03, Stateline, NV 89449. See Exhibit "A" attached hereto and by this reference made a part hereof.

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

Dated: 1-31-17


Michael P. Billington


Diane M. Billington

This document is recorded as an **ACCOMMODATION ONLY** and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

ACKNOWLEDGMENT

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 Stanislaus

On Jan. 31, 2017 before me, Christy Alonzo, Notary Public
(insert name and title of the officer)

personally appeared MICHAEL P. BILLINGTON and DIANE M. BILLINGTON,
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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Christy Alonzo (Seal)

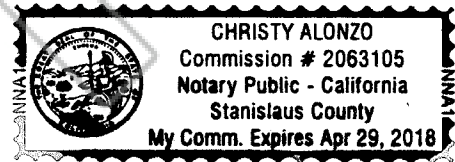


EXHIBIT "A"

(Sierra 03)

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 1/8th interest as tenants in common, in and to the Common Area of Lot 2 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.

(B) Unit No. B-2 as shown and defined on said condominium map recorded as Document No. 93408, 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. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded as Document No. 133713, 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" within the Prime "use season" as that term is defined in the Second Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, 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 Sierra project during said "USE WEEK" in the above referenced "use season" as more fully set forth in the CC&R's.

PARCEL 4: A non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

A Portion of APN: 1319-30-542-009

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-542-009
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	<u>Verified Trust Cert - JS</u>

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other Timeshare

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value _____ \$0.00
 Real Property Transfer Tax Due: _____ \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: #7
- b. Explain Reason for Exemption: Transfer property to Trust for no consideration

5. Partial Interest: Percentage being transferred: 100 %

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% per month.

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

Signature: *[Signature]* Capacity: Grantor
 Michael P. Billington

Signature: *[Signature]* Capacity: Grantee
 Michael P. Billington, Trustee

SELLER (GRANTOR) INFORMATION

Print Name: Michael P. Billington
 Address: 3717 Dragoo Park Dr.
 City/State/Zip Modesto, CA 95356

BUYER (GRANTEE) INFORMATION

Print Name: Michael P. Billington, Trustee
 Address: 3717 Dragoo Park Dr.
 City/State/Zip Modesto, CA 95356

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Vacation Ownership Escrow No 20170104- TS/AH
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706