DOUGLAS COUNTY, NV

RPTT:\$3.90 Rec:\$16.00

2017-894565

\$19.90 Pgs=3 02/10/2017 08:59 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A portion of APN: 1319-30-645-003

RPTT_ \$ 3.90 / #42-279-22-72 / 20170175

GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made January 13, 2017 between Vinesh Nair and Prithi M. Nair, Husband and Wife, 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 CALIFORNIA COUNTY OF ALAMEDA Grantor:

Vinesh Nair.

Prithi M. Nair

This instrument was acknowledged before me on

20/2017 by Vinesh Nair and Prithi M. Nair.

WHEN RECORDED MAIL TO

Resorts West Vacation Club

PO Box 5790

Stateline, NV 89449

A. MONCADO

COMM. NO. 2132394 NOTARY PUBLIC - CALIFORNIA ALAMEDA COUNTY

MY COMM. EXPIRES NOV. 1, 2019

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

A notary public or other officer completing this certificate document to which this certificate is attached, and not the	te 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 JAN. 20, 2017 before me,	4 MONCADO MOTARY PUBLI
Date _	Here Insert Name and Title of the Officer
personally appeared PRITHI W	IAIA NAIR
VINESH NAIR	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.	
	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.
A. MONCADO COMM. NO. 2132394 NOTARY PUBLIC - CALIFORNIA ALAMEDA COUNTY MY COMM. EXPIRES NOV. 1, 2019	Signature of Notary Public
Place Notary Seal Above	TIONAL
Though this section is optional, completing this	information can deter alteration of the document or form to an unintended document.
Description of Attached Document	
Title or Type of Document: GRANT SALE DE	Document Date: <u>JAN.</u> 20, 2017
Number of Pages: Signer(s) Other Than	n Named Above:NOU €
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	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
Other:	Other:
Signer Is Representing:	Signer Is Representing:

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48^{ths} interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 279 as shown and defined on said map; 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week every other year in Odd-numbered years in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003

State of Nevada Declaration of Value

1. Assessor Parcel Number(s) a) <u>A ptn of 1319-30-645-003</u>	FOR RECORDERS OPTIONAL USE ONLY
b) c) d)	Document/Instrument #:
 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) □xOther _ Timeshare 	Notes:
3. Total Value / Sales Price of Property:	\$ <u>525.00</u>
Deed in Lieu of Foreclosure Only (value of property)	\$
Transfer Tax Value:	\$ <u>525.00</u>
Real Property Transfer Tax Due:	\$ <u>3.90</u>
4. If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375.090, See b. Explain Reason for Exemption:	ection:
Partial Interest: Percentage being transferred:N/A	%
that the information provided is correct to the best of their documentation if called upon to substantiate the informatic claimed exemption, or other determination of additional taxinterest at 1 ½% per month. Pursuant to NRS 375:030, the Buyer and Seller shall be owed.	on provided herein. Furthermore, the disallowance of an k due, may result in a penalty of 10% of the tax due plus
Signature N D D D	Capacity Grantor
SELLER (GRANTOR) INFORMATION (REQUIRED)	Capacity Grantor BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Vinesh Nair and Prithi M. Nair by: Resorts Realty, LLC	t 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. Address: 3476 Executive Pointe Way #16	Escrow #:20170175
City: Carson City State:	NV Zip: 89706

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)