



KAREN ELLISON, RECORDER

16-
PTN APN 1319-30-542-009

✓
WHEN RECORDED MAIL TO:
Talitha Tchong-Dixon
5 Marcia Way #66
Roseville, CA 95747

MAIL TAX STATEMENTS TO:
Ridge Sierra
P.O. Box 859
Sparks, NV 89432

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That HENRY C. COOK AND
RAMONA E. COOK, Trustees of the COOK FAMILY TRUST, dated 12/12/81

in consideration of TEN DOLLARS (10.00) and other valuable consideration, the receipt
of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND
CONVEY TO:

TALITHA TCHONG-DIXON, a married woman as her sole and separate property

all that certain real property situate in the County of Douglas, State of Nevada, being
more particularly described on 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.

WITNESS our hand this 26th day of January, 2017.

Henry C. Cook, Trustee
HENRY C. COOK, Trustee

Ramona E. Cook, Trustee
RAMONA E. COOK, Trustee

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.

ACKNOWLEDGMENT

State of California

County of Tuolumne

on January 26, 2017 before me,
Christine Johnson, Notary Public

(name of notary)

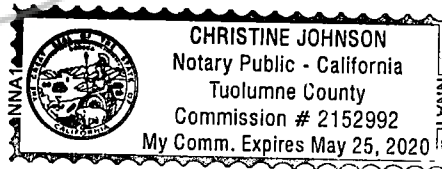
Personally appeared

Henry C. Cook and Ramona E. Cook

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 Christine Johnson (Seal)

Do not stamp in the 1" margins

EXHIBIT "A"

(Sierra 02) 02-014-30-02

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 3** 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. **B2** 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.

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

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-542-009
 b) _____
 c) _____
 d) _____

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

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 1000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 1000.00
 Real Property Transfer Tax Due: \$ 3.90

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

5. Partial Interest: Percentage being transferred: _____ %

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 parties agree that 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 Ramona E. Cook Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Henry & Ramona Cook
 Address: P.O. Box 27
 City: Soulsbyville
 State: CA Zip: 95372

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Talitha Tchong-Dixon
 Address: 5 Marcia Way #66
 City: Roseville
 State: CA Zip: 95747

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Grantee Escrow # _____
 Address: same as above
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)