

PTN APN 1319-30-542-011



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

✓ Ridge Sierra P.O.A.  
515 Nichols Blvd.  
Sparks, NV 89431

MAIL TAX STATEMENTS TO:

Ridge Sierra  
P.O. Box 859  
Sparks, NV 89432

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That RONALD G. HEMSWORTH,  
Trustee of the HEMSWORTH FAMILY TRUST, dated July 20, 1995

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:

RIDGE SIERRA PROPERTY OWNERS ASSOCIATION, INC.,  
a Nevada corporation

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 my hand this 3rd day of March, 2017.

RONALD G. HEMSWORTH, Trustee

# California All-Purpose Certificate of 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 TUOLUMNE

} s.s.

On MARCH 3, 2017 before me, K. D. Andreini, Notary Public  
Name of Notary Public, Title

personally appeared RONALD C. HEMSWORTH  
Name of Signer (1)

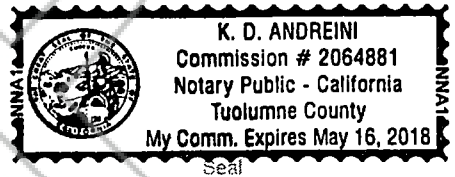
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name ~~(s)~~ is ~~not~~ subscribed to the within instrument and acknowledged to me that he ~~is~~ ~~she~~ ~~it~~ executed the same in his ~~own~~ ~~authorized~~ capacity ~~(as)~~, and that by his ~~own~~ ~~authorized~~ 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.

K. D. Andreini  
Signature of Notary Public



## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled ~~for the purpose of~~ GRANT, BARGAIN and SALE DEED containing 2 pages, and dated MARCH 3, 2017.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: kandreini@prodigy.net

Other

Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_

EXHIBIT "A"  
(Sierra 03-alternate) 03-022-17-82

A timeshare estate comprised of:

PARCEL 1: An undivided 1/102nd interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/8<sup>th</sup> 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. **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 "ALTERNATE USE WEEK" in **EVEN** numbered years 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: non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes as created by the certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

A Portion of APN: 1319-30-542-011

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-30-542-011  
 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: \$ 500.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 500.00  
 Real Property Transfer Tax Due: \$ 1.95 ✓

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 Lynn Clemons Capacity Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Ronald G. Hemsworth  
 Address: 18717 Mill Villa #624  
 City: Jamestown  
 State: CA Zip: 95327

Print Name: Ridge Sierra P.O.A./Lynn Clemons  
 Address: 515 Nichols Blvd.  
 City: Sparks  
 State: NV Zip: 89431

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: ~~XXXXXXXXXX~~ Grantor Escrow # \_\_\_\_\_  
 Address: same as above  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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