

16-

PTN APN 1319-30-542-018



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Mario & Lissette Salas  
3026 Browning Ave.  
Clovis, CA 93619

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

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That VICTOR AULD AND  
LOIS AULD, husband and wife

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:

MARIO SALAS AND LISSETTE SALAS, husband and wife  
as Joint Tenants with right of survivorship

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 4 day of March, 2017.

VIC TOR AULD

LOIS AULD

**ACKNOWLEDGMENT**

State of California

County of Fresno

On March 4, 2017 before me,  
Michelle Muzny, Notary Public

(name of notary)

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.

Personally appeared

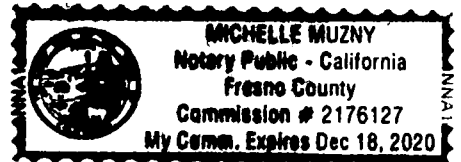
Victor Auld and Lois Auld

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 Michelle Muzny (Seal)



Do not stamp in the 1" margins

EXHIBIT "A"

(Sierra 03) 03-019-14-04

A timeshare estate comprised of:

PARCEL 1: An undivided 1/51<sup>st</sup> 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. **A-3** 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: 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: 1319-30-542-018

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1319-30-542-018  
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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
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 *V. Auld* Capacity Grantor

Signature *Lois Auld* Capacity Grantor

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Victor & Lois Auld  
Address: 1975 N. Pamela Ave.  
City: Clovis  
State: CA Zip: 93619

Print Name: Mario & Lissette Salas  
Address: 3026 Browning Ave.  
City: Clovis  
State: CA Zip: 93619

**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)