

Recording Request By: |

**Larry and Courtney Morgan**

and when Recorded Mail to:

**Larry and Courtney Morgan  
2280 Grass Valley Highway  
Suite 232  
Auburn, CA 95603** |



KAREN ELLISON, RECORDER

E05

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This Space for Recorder's Use Only

## GRANT DEED

**A portion of APN: 42-254-01**

Documentary transfer tax is \$ **NONE**

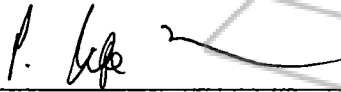
"This conveyance transfers an interest from parents to children  
(NRS 375.090, Section 5)"

For a valuable consideration, receipt of which is hereby acknowledged,  
**P. JEFFREY ELLINS and ALIZA ELLINS, TRUSTEES OF THE P. JEFFREY AND ALIZA ELLINS TRUST DATED MARCH 10, 1999,**  
hereby grants to **LARRY and COURTNEY MORGAN, husband and wife as joint tenants with rights of survivorship** the real property described as follows:

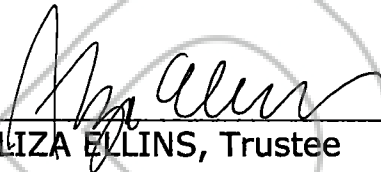
An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No, 1 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. 096755, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase

Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

DATED on this 7<sup>th</sup> day of December, 2016.




P. JEFFREY ELLINS, Trustee



ALIZA ELLINS, Trustee

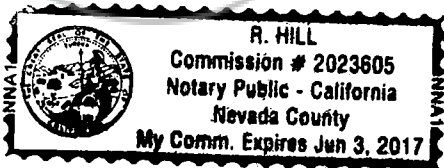
STATE OF CALIFORNIA )  
) ss.  
COUNTY OF NEVADA )

On December 7, 2016, before me,  a notary public, personally appeared P. JEFFREY ELLINS and ALIZA ELLINS who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons 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 



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 NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
a) 42-254-010 (A portion of)  
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  
 Other Time Share

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption per NRS 375.090, Section 5  
b. Explain Reason for Exemption: Transfer to Daughter and Son-in-law.

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 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 P. Jeffrey Ellins Capacity Grantor  
P. Jeffrey Ellins  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

<b><u>SELLER (GRANTOR) INFORMATION</u></b> <b>(REQUIRED)</b>	<b><u>BUYER (GRANTEE) INFORMATION</u></b> <b>(REQUIRED)</b>
Print Name: <u>P. Jeffrey and Aliza Ellins</u>	Print Name: <u>Larry and Courtney Morgan</u>
Address: <u>2280 Grass Valley Highway</u>	Address: <u>2280 Grass Valley Highway</u>
City: <u>Auburn</u>	City: <u>Auburn</u>
State: <u>CA</u> Zip: <u>95603</u>	State: <u>CA</u> Zip: <u>95603</u>

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_