

DOUGLAS COUNTY, NV

2017-899677

RPTT:\$1.95 Rec:\$18.00

\$19.95 Pgs=5

06/08/2017 01:09 PM

DUNCAN REALTY & ESCROW

KAREN ELLISON, RECORDER

APN:

1319-30-724-000

Document Prepared By:
When Recorded return to:
Carl & Jean Thoms
PO Box 5491
Incline Village, NV 89450

Mail tax statements to:
The Ridge Tahoe
400 Ridge Club Drive
P.O. Box 5790
Lake Tahoe NV, 89449

GRANT, BARGAIN AND SALE DEED

THIS DEED: Made and entered into this 31st day of May 2017, by and between **John P. Earle and Barbara Ross Earle, Co-Trustees of The Earle Revocable Living Trust, Dated June 25, 2014**, whose address is 80201 Riviera La Quinta, La Quinta, CA 92253, **GRANTOR** herein, and **Carl W. Thoms and Jean M. Thoms, Husband and Wife, as Joint Tenants with Right of Survivorship**, of the State of Nevada, **GRANTEE**, herein:

Grantee's mailing address: PO Box 5491, Incline Village, NV 89450

WITNESSETH, that the said Grantor, for and in good and valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto the said Grantee the following described Real Property lying, being and situate in the unincorporated area, County of Douglas, State of Nevada:

The following real property located in the State of Nevada, County of Douglas, known as The Ridge Tahoe, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, right of way, agreements, and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions, and Restrictions dated January 30, 1984, and recorded February 14, 1984, as Document No., 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD THE PREMISES AFORESAID, together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

C O R P

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

[Signature]
Witness: Christina Merin

[Signature]
Witness: Lissa Pina

[Signature]
John P. Earle, Trustee

[Signature]
Barbara Ross Earle, 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.

State of California)
County of Riverside) ss.

On May 31, 2017, before me, Beth Schuler, A Notary Public, personally appeared John P. Earle and Barbara Ross Earle, Co-Trustees of The Earle Revocable Living Trust, Dated June 25, 2014, 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 [Signature]

My Commission Expires: Sept 24, 2017

Seal:

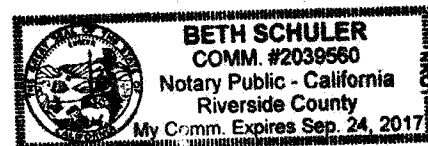


EXHIBIT "A"
LEGAL DESCRIPTION
FOR
RIDGE TAHOE – LOT 34

The land referred to herein is situated in the

State of Nevada

County of Douglas

and is described as follows:

PARCEL ONE:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows:

- (A) **An undivided 1/38th interest** as tenants-in-common, in and to **Lot 34** as shown on **Tahoe Village Unit No. 3** as shown on the Amended Map, Document No. 165903, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 (inclusive) as shown on said map; and
- (B) **Unit No. 013** as shown and defined on said map;

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of **Tahoe Village Unit No. 3**, recorded January 22, 1973 as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Records and Recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 – Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Condition and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Development in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, - and -
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel on and Parcels Two, Three and Four above for all of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during **ONE Use Week** within the "**PRIME SEASON**" of said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type of Lot 34 during said Use Week with said "Use Season".

Inventory Control Number: 34-013-10-01

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a. 1319-30-724-000
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 Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Valuc/Sales Price of Property \$ 500.00
b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
c. Transfer Tax Value: \$ 500.00
d. 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: 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 John P. Earle Capacity: Grantor
Signature Barbara Earle Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: John P. & Barbara Ross Earle
Address: 80201 Riviera La Quinta
City: La Quinta
State: CA Zip: 92253

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Carl W. & Jean Thoms
Address: PO Box 5491
City: Incline Village
State: NV Zip: 89450

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
Print Name: Duncan Realty & Escrow Escrow # _____
Address: 529 Samuel St.
City: Davenport State: FL Zip: 33897