

PTN APN 1319-30-542-016



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Frank & Michelle Turner  
230 Nottingham Pl.  
Danville, CA 94506

MAIL TAX STATEMENTS TO:

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

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That Q.M. CORPORATION,  
a Nevada corporaton

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:

FRANK TURNER AND MICHELLE TURNER, 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 my hand this 9th day of May, 2017.

Q.M. CORPORATION

LARRY ROBERTS  
Its Secretary

STATE OF NEVADA     )  
  )ss:  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on May 9,  
2017, by Larry Roberts, Secretary of Q.M. Corporation.

  
\_\_\_\_\_  
NOTARY PUBLIC

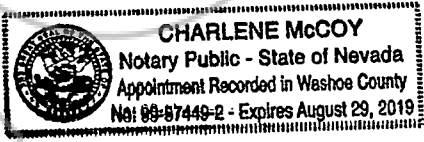


EXHIBIT "A"  
(Sierra 02) 02-009-25-02

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 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. **A1** 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: 1319-30-542-016

# STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY.	
Document/Instrument#:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

**1. Assessor Parcel Number (s)**

a) 1319-30-542-016  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

**2. Type of Property:**

- |  |                 |                             |                 |
|--|-----------------|-----------------------------|-----------------|
| a) <input type="checkbox"/>            | Vacant Land     | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse    | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.      | f) <input type="checkbox"/> | Comm'/Ind'l     |
| g) <input type="checkbox"/>            | Agricultural    | h) <input type="checkbox"/> | Mobile Home     |
| i) <input checked="" type="checkbox"/> | Other timeshare |                             |                 |

**3. Total Value/Sales Price of Property:**

	\$	<u>1000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	\$	_____
Transfer Tax Value:	\$	<u>1000.00</u>
Real Property Transfer Tax Due:	\$	<u>3.90</u>

**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 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 Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Q.M. Corp./Lynn Clemons  
 Address: 515 Nichols Blvd.  
 City: Sparks  
 State: NV Zip: 89431

(REQUIRED)  
 Print Name: Frank & Michelle Turner  
 Address: 230 Nottingham Pl.  
 City: Danville  
 State: CA Zip: 945066

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: O.M.: Resorts Escrow # \_\_\_\_\_  
 Address: same as grantor  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_