

DOUGLAS COUNTY, NV

2017-900801

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

06/30/2017 08:16 AM

GROUPWISE, INC

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:
GroupWise, Inc.

AND WHEN RECORDED MAIL TO:

GroupWise, Inc.
701 N. Hermitage Road
Suite 26
Hermitage, PA 16148

AND MAIL TAX STATEMENTS TO:

The Ridge Sierra
265 Quaking Aspen
Stateline, NV 89449

R.P.T.T. \$1.95
APN # 42-230-11
02-011-29-02 06-001297 Lot 3 A3
Escrow No. 16-1812

**GRANT, BARGAIN, SALE DEED
THE RIDGE SIERRA**

THIS INDENTURE, made this 19th day of June 2017 between **John L. Fascia, an unmarried man, by his attorney-in-fact GroupWise, Inc., Rhonda Allen Authorized Representative, Grantor, and Derek J. McGuire, Grantee.**

WITNESSETH:

That Grantor, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference;

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, rights, rights of way, agreements and the First Amended and Restrictions Declaration of Time Share Covenants, Conditions and Restrictions Recorded May 14, 1986 at Book 586, page 1232, as under Document No. 134786. Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and his assigns forever.

Prior Instrument Reference: Instrument No. 193426, Book 1288, Pages 3817-3818 recorded in the Official Record of Douglas County, Nevada.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first hereinabove written.

Dated: June 28, 2017

John Fascia
John Fascia

Rhonda Allen
By: Rhonda Allen Authorized Representative
His attorney-in-fact

STATE OF PA
COUNTY OF Mercer SS

The foregoing instrument was acknowledged before me this June 28, 2017 (date), before me Danielle Harrett the undersigned officer, personally appeared **Rhonda Allen of GroupWise, Inc.**, known to me (or satisfactorily proven) to be the person whose name is subscribed as **attorney-in-fact for John Fascia**, and acknowledges that she executed the same as the act of her principal for the purposes therein contained.

I certify under PENALTY OR PERJURY under the laws of the State of PA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Danielle Harrett, Notary Public
City of Hermitage, Mercer County
My Commission Expires July 14, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Danielle Harrett
NOTARY PUBLIC

My Commission Expires: July 14, 2018

(Seal)

EXHIBIT "A"
Legal Description

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A timeshare estate comprised of:

PARCEL 1:

An undivided 1/51st interest in and to that certain condominium estate described as follows:

- (a) An undivided 1/8th interest as tenant 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. **A3** 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 for use and enjoyment and incidental purposes over, on and through the Common Areas 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 First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "C, C & 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 C,C & R's.

PARCEL 4:

A non-exclusive easement for encroachment together with the right of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

A Portion of APN 42-230-11

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 42-230-11
 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: 100.0%

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 375.039, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature John Fascia Capacity _____ Grantor

Signature John Fascia Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: John Fascia
 Address: 115 Ann Street
 City: Clarendon Hills
 State: IL Zip: 60514

Print Name: Derek J. McGuire
 Address: 636 S. Berry Road
 City: St. Louis
 State: MO Zip: 63122

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: GroupWise, Inc. Escrow # 16-1812
 Address: 701 N. Hermitage Road, Suite 26
 City: Hermitage State: PA Zip: 16148

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