

DOUGLAS COUNTY, NV

**2017-902953**

RPTT:\$3.90 Rec:\$17.00

\$20.90 Pgs=4

**08/21/2017 12:07 PM**

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A ptn of APN: 1319-30-645-003

R.P.T.T. \$ 3.90

Escrow No.: 20171115

Recording Requested By:

**Stewart Vacation Ownership**

Mail Tax Statements to:

Ridge Tahoe P.O.A.

P.O. Box 5790

Stateline, NV 89449

When Recorded Mail to:

Resorts West Vacation Club

P.O. Box 5790

Stateline, NV 89449

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GRANT, BARGAIN, SALE DEED

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fee applies)

This cover page must be typed or legibly hand printed.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made this 17th day of May, 2017  
between Cary M. Abayan and U-Min C. Abayan, Husban and Wife, Grantor, and  
Resorts West Vacation Club, s Nevada Non-Profit Corporation Grantee

**WITNESSETH:**

That Grantor, in consideration for 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, Sate of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, herediaments and appurtenances thereunto belonging or appurtenanting 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 of way, agreements and the Fourth Amended and Restated Declaration of Timeshe Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as document No. 96758, Book284, page5202, Official Records of Douglas County, Nevada, as amended from time to time, and The Tahoe Village Homeowners Association Covenants, Conditions and Restrictions recorded July 26, 1989 as Document No. 207446, book 789, which Declarations are 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 Grantee's assign's forever.

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

*Western Australia*  
STATE OF ~~NEVADA~~ )  
  )ss.  
COUNTY OF DOUGLAS )  
*Clark County*

GRANTOR:  
*Cary M. Abayan*  
Cary M. Abayan  
*U-Min C. Abayan*  
U-Min C. Abayan

This instrument was acknowledged before me on 17 May  
2017 by Cary M Abayan and U-Min C Abayan

*[Signature]*  
Notary Public  
IAN BARRIE MURIE  
16 Emerald Terrace  
West Perth Western Australia  
General Public Notary

SPACE BELOW FOR RECORDER'S USE ONLY

WHEN RECORDED MAIL TO  
Resorts West Vacation Club  
PO BOX 5790  
Stateline, NV 89449

MAIL TAX STATEMENTS TO:  
Ridge Tahoe Property Owner's Association  
PO BOX 5790  
Stateline, NV 89449



for seal clarification  
Ian Barrie Murie  
Notary Public

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

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 SAN MATEO )**

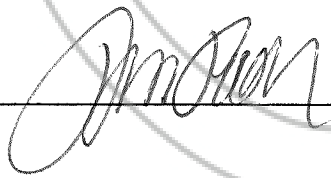
On June 17, 2017 before me, Jason Poon, Notary Public personally appeared,

Cary M. Abayan

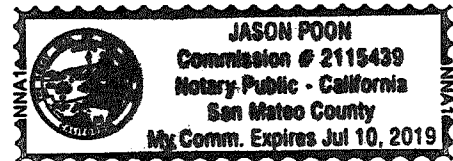
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument 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 the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (SEAL)

Jason Poon  
Notary Public  
Commission Exp. July 10, 2019



Title or Type of attached Document:

Grant, Bargain, Sale Deed Document Date: 6/17/17

Number of Pages: 2 including acknowledgement

**EXHIBIT "A"**

**(42)**

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>ths</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 296 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. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week every other year in Odd - numbered years in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

**BEGINNING** at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003

**State of Nevada  
Declaration of Value**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-645-003  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

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

3. Total Value / Sales Price of Property: \$ 525.00

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value: \$ 525.00

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: N/A %

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 1/2% per month.

**Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature [Signature] Capacity Grantor  
 Signature [Signature] Capacity Grantor

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

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

Print Name: Cary M. Abayan and U-Min C. Abayan  
by: Resorts Realty, LLC

Print Name: Resorts West Vacation Club

Address: 400 Ridge Club Dr.

Address: PO Box 5790

City: Stateline

City: Stateline

State: NV Zip: 89449

State: NV Zip: 89449

**COMPANY/ PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Stewart Vacation Ownership Title Agency, Inc. Escrow #: 20171115  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)