

DOUGLAS COUNTY, NV

**2017-903484**

RPTT:\$5.85 Rec:\$16.00

\$21.85 Pgs=3

**09/01/2017 11:08 AM**

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

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

R.P.T.T. \$ 5.85 / #42-274-29-01

Escrow No.: 20171204

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.

A portion of APN: 1319-30-645-003  
RPTT \$ 5.85 / #42-274-29-01 / 20171204

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made **February 2, 2017** between PAULETTE KLATT DOW , TRUSTEE OF THE CHARLES LEE DOW AND PAULETTE KLATT DOW REVOCABLE LIVING TRUST dated June 8, 1993, Grantor, and Resorts West Vacation Club, a Nevada Non-Profit Corporation Grantee;

WITNESSETH:

That Grantor, in consideration for the sum of \$10.00, lawful money of the United States of America and other good and valuable consideration, 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") the Proper legal description will be attached by the escrow company, Stewart Title Vacation Ownership and incorporated herein by this reference;

TOGETHER with the tenements, hereditament and appurtenances there unto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

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

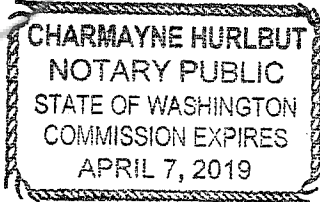
IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

STATE OF Washington )  
 ) SS  
COUNTY OF Clallam )

Grantor: Paulette Klatt Dow  
PAULETTE KLATT DOW, TRUSTEE

This instrument was acknowledged before me on Feb 15, 2017 by PAULETTE KLATT DOW.

Charmayne Hurlbut  
Notary Public  
Charmayne Hurlbut  
Residing at Seaside



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

MAIL TAX STATEMENTS TO:  
Ridge Tahoe Property Owner's Association  
P.O. Box 5790  
Stateline, NV 89449

**EXHIBIT "A"**

(42)

An undivided 1/51st 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. 274 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 each year 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) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
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: \$ 1050.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ 1050.00  
 Real Property Transfer Tax Due: \$ 5.85

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 Paulette Klatt Dow Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: PAULETTE KLATT DOW  
by: Resorts Realty, LLC  
 Address: 400 Ridge Club Dr.  
 City: Stateline  
 State: NV Zip: 89449

Print Name: Resorts West Vacation Club  
 Address: PO Box 5790  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: Stewart Vacation Ownership Title Agency, Inc. Escrow #: 20171204  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)