

DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

GREATWAY SERVICES

KAREN ELLISON, RECORDER

2017-904297

09/20/2017 12:36 PM

APN: 1319-30-720-001
Ridge Tahoe
Actual/True Consideration \$500.00

Return recorded deed to:
GreatWay Services
1868 N. Deffer Dr., Ste 5
Nixa, MO 65714

Deed Prepared By:
Robert J. Martzinek
59 Cedar Valley Rd.
Poughkeepsie, NY 12603

Mail Tax Statement to:
Ridge Tahoe
400 Ridge Club Drive
Stateline, NV 89449

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 3rd day of February, 2016 by and between, Robert J. Martzinek, Sole Owner, whose address is 59 Cedar Valley Rd., Poughkeepsie, NY 12603, Grantor(s) to David Paden, a Single Man, as Grantee(s) whose address is 2400 Meadow Dr., Redwood Valley, CA 95470.

WITNESSETH

That the Grantor, in consideration of Five Hundred Dollars (\$500.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property:

The following described real property in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO
AND
INCORPORATED HEREIN BY THIS REFERENCE

This being the same property as conveyed to Grantor in Book 0310 Page 3909-3911 in the Official Records of Douglas County, Nevada.

This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth there in accordance with the terms thereof.

The Benefits and obligations hereunder shall inure to and be binding upon the heirs executors, administrators, successors and assigns of the respective parties hereto. The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

William J. Martin
Witness Signature:

WILLIAM J. MARTIN
Witness Printed Name

Logan Falk
Witness Signature:

Logan Falk
Witness Printed Name

Robert J. Martzinek
Robert J. Martzinek

STATE OF N.Y.)
COUNTY OF Westchester)SS.

On this 3rd day of February, 2016, before me (insert NAME and TITLE of OFFICER) Richard A. Khan, Notary Public, personally appeared (insert name of signatory(ies)) Robert J. Martzinek, 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 by 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 TRUSTEE(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.

(SEAL)

Richard A. Khan
Signature

Richard A. Khan
Notary Public, State of New York
Reg. #01KH6053632
Qualified In Westchester County
Commission Expires January 16, 2019
2019

Note to Notary: Please keep seal out of the 3/4 inch margin on all sides and do not place it over print of the document. **ONLY BLACK, NO BLUE INK MAY BE USED FOR SIGNATURES OR STAMPS.**

EXHIBIT A

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows:

- (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and
- (B) Unit No. 159 as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use and interest in Lot 37 only, for one week every other year in Even numbered years in the "Season" as defined in and in accordance with said Declaration.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-30-720-001
- 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'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other | | |
- Time Share

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

	<u>\$ 500.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0.00</u>
Transfer Tax Value:	<u>\$ 500.00</u>
Real Property Transfer Tax Due:	<u>\$ 2.55</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 <u><i>Stella Haines</i></u>	Capacity <u>Agent</u>
Signature <u><i>Stella Haines</i></u>	Capacity <u>Agent</u>

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Robert J. Martzinek

Address: 59 Cedar Valley Rd.

City: Poughkeepsie

State: NY Zip: 12603

(REQUIRED)

Print Name: David Paden

Address: 2400 Meadow Dr.

City: Redwood Valley

State: CA Zip: 95470

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Greatway Services Escrow # _____

Address: 117 N. Massey Blvd.

City: Nixa State: MO Zip: 65714