

DOUGLAS COUNTY, NV

2017-904608

RPTT:\$11.70 Rec:\$15.00

\$26.70 Pgs=2

09/25/2017 02:53 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

<b>A.P.N. #</b>	A ptn of 1319-30-631-002
<b>R.P.T.T.</b>	\$ 11.70
<b>Escrow No.</b>	491023501
<b>Recording Requested By:</b>	
<b>Stewart Vacation Ownership</b>	
<b>Mail Tax Statements To:</b>	
Same as Below	
<b>When Recorded Mail To:</b>	
Ridge Crest P.O.A.	
P.O. Box 5790	
Stateline, NV 89449	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **FRANCES E. ROBBINS**, a married woman who acquired title as **FRANCES E. HYLAND**, an unmarried woman for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **RIDGE CREST PROPERTY OWNER'S ASSOCIATION**, a Nevada non-profit corporation and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Crest, One Bedroom, Every Year Use, Account #49-102-35-01, Stateline, NV 89449. See 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, and any reversions, remainders, rents, issues or profits thereof.

**JAMES R. ROBBINS**, husband of **FRANCES E. ROBBINS** herein joins in the execution of this conveyance to release any interest, Community Property or otherwise, which he may have or be presumed to have in the herein described property.

Dated: 9/9/17

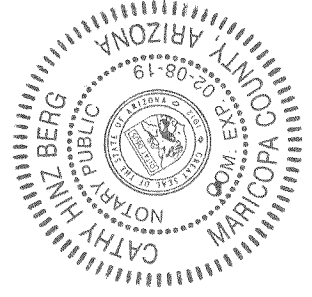
*Frances E Robbins*  
 Frances Robbins

*James R Robbins*  
 James R. Robbins

State of Arizona }  
 County of Maricopa } ss.

This instrument was acknowledged before me on Sept 9, 2017 (date)  
 by: Frances Robbins and James R. Robbins

Signature: *Cathy Hinz Berg*  
 Notary Public



**EXHIBIT "A"**

**(49)**

**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 1/26<sup>th</sup> interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.**
- (B) Unit No. 102 as shown and defined on said condominium map recorded as Document No. 183624, 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. 183624, 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" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of 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 Crest project during said "USE WEEK" as more fully set forth in the CC&R's.**

**A Portion of APN: 1319-30-631-002**

This document is recorded as an  
ACCOMMODATION ONLY and without liability  
for the consideration therefore, or as to the  
validity or sufficiency of said instrument, or  
for the effect of such recording on the title of  
the property involved.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-631-002
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording: _____	
Notes:	

2. Type of Property

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other Timeshare

3. Total Value/Sales Price of Property \$2,700.00  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$2,700.00  
 Real Property Transfer Tax Due: \$11.70

**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 %

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: *Frances Robbins* Capacity: Grantor  
 Frances Robbins

Signature: \_\_\_\_\_ Capacity: Grantee  
 Ridge Crest Property Owner's Association

**SELLER (GRANTOR) INFORMATION**

Print Name: Frances Robbins  
 Address: 40708 N. 253rd Ave.  
 City/State/Zip Morristown, AZ 85342

**BUYER (GRANTEE) INFORMATION**

Print Name: Ridge Crest P.O.A.  
 Address: P.O. Box 5790  
 City/State/Zip Stateline, NV 89449

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Stewart Vacation Ownership Escrow No 491023501  
 Address: 3476 Executive Pointe Way #16  
 City Carson City State: NV Zip 89706