

DOUGLAS COUNTY, NV

**2017-906621**

RPTT:\$95.55 Rec:\$35.00

\$130.55 Pgs=6

11/07/2017 09:44 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A ptn of APN: 1319-30-712-001

R.P.T.T. \$ 95.55

Escrow No.: 20171429

Recording Requested By:

**Stewart Vacation Ownership**

Mail Tax Statements to:

Ridge Pointe 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: 1319-30-712-001  
RPTT \$ 95.55 / 20171429

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made **September 16, 2016** between **Ridge Pointe Property Owner's Association**, a Nevada Non-Profit Corporation, 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 Vacation Ownership Title Agency, Inc.. and incorporated herein by this reference; \* Exhibit 'A' consists of Exhibits 'A-1'; 'A-1a'; 'A-2' & 'A-2a'

TOGETHER with the tenements, hereditament 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 of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984 as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, 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 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.

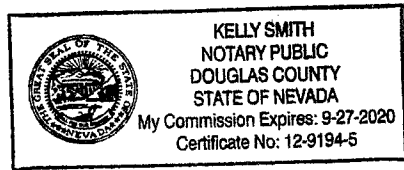
Ridge Pointe Property Owner's Association,  
a Nevada Non-Profit Corporation BY:  
Resort Realty, LLC, a Nevada Limited  
Liability Company, its Attorney-In-Fact

STATE OF NEVADA            )  
  ) SS  
COUNTY OF DOUGLAS        )

*Kathleen Shoda*  
Kathleen Shoda, Authorized Agent

This instrument was acknowledged before me on 9/28/17 by Kathleen Shoda as the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for the Ridge Pointe Property Owner's Association, a Nevada non-profit corporation.

*[Signature]*  
\_\_\_\_\_  
Notary Public



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-1"**

**(160)**

**A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 16/1326<sup>th</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14<sup>th</sup> AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.**

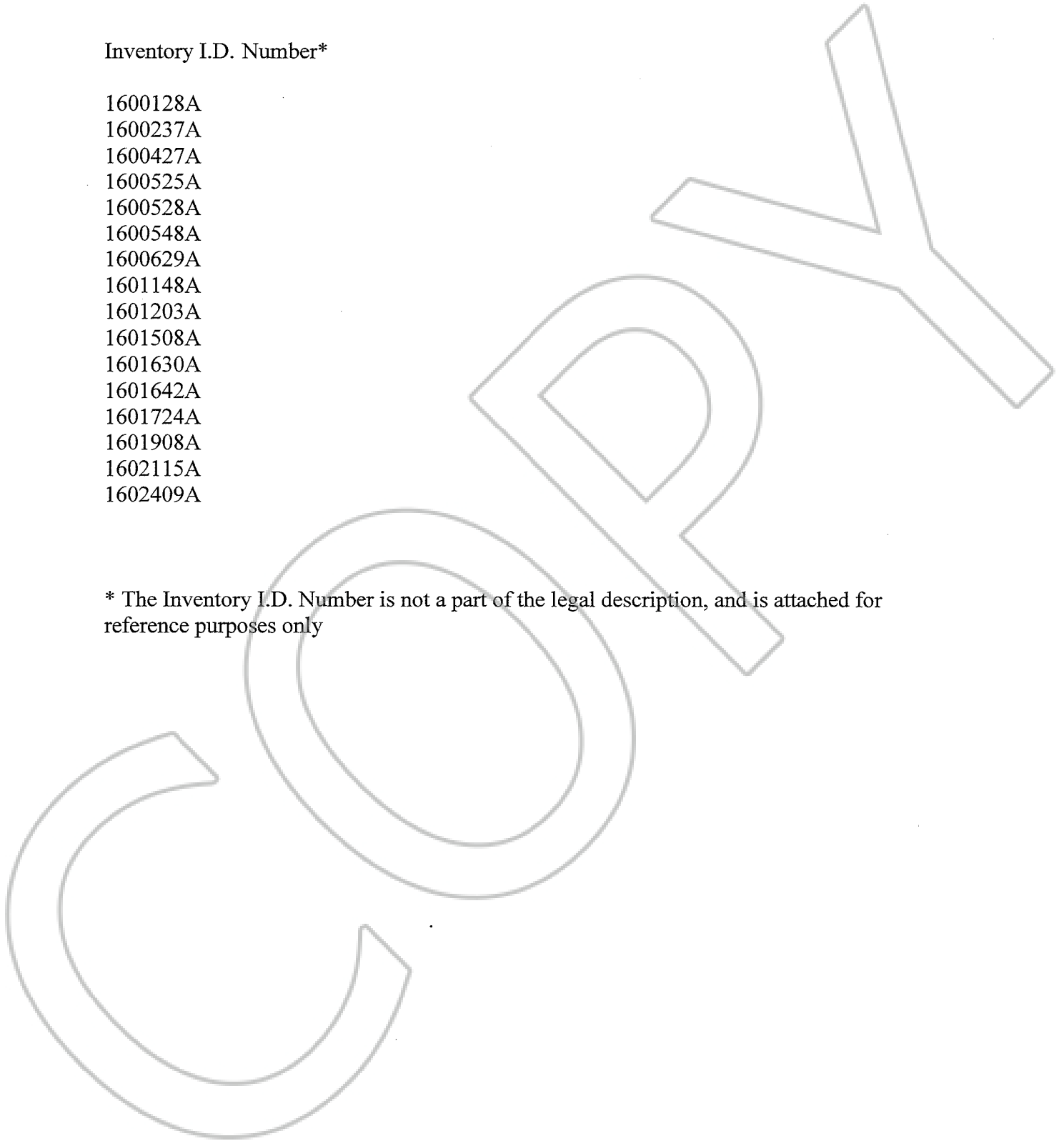
**A Portion of APN: 1319-30-712-001**

## Exhibit 'A-1a'

Inventory I.D. Number\*

1600128A  
1600237A  
1600427A  
1600525A  
1600528A  
1600548A  
1600629A  
1601148A  
1601203A  
1601508A  
1601630A  
1601642A  
1601724A  
1601908A  
1602115A  
1602409A

\* The Inventory I.D. Number is not a part of the legal description, and is attached for reference purposes only



**EXHIBIT "A-2"**

**(160)**

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 32/2652<sup>nd</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14<sup>th</sup> AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in <See Exhibit A-2a>-numbered years in accordance with said Declaration.

A Portion of APN: 1319-30-712-001

## Exhibit 'A-2a'

Inventory I.D. Number*	Use Year
1602127B	Odd
1602136B	Odd
1602221B	Odd
1602228B	Odd
1602305B	Odd
1602328B	Odd
1602341B	Odd
1602345B	Odd
1602349B	Odd
1602417B	Odd
1602438B	Odd
1602530B	Odd
1600114C	Even
1600418C	Even
1600605C	Even
1600643C	Even
1600718C	Even
1600745C	Even
1600920C	Even
1601345C	Even
1601710C	Even
1601735C	Even
1601743C	Even
1601828C	Even
1601923C	Even
1602213C	Even
1602239C	Even
1602241C	Even
1602311C	Even
1602449C	Even
1602627C	Even
1602636C	Even

\* The Inventory I.D. Number is not a part of the legal description, and is attached for reference purposes only

**State of Nevada  
Declaration of Value**

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

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-712-001  
 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

3. Total Value / Sales Price of Property: \$ 24,448.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ 24,448.00  
 Real Property Transfer Tax Due: \$ 95.55

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 \_\_\_\_\_ Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Ridge Pointe Property Owners Association  
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 #: 20171429  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706