

DOUGLAS COUNTY, NV

2017-906844

RPTT:\$7.80 Rec:\$35.00

\$42.80 Pgs=3

11/13/2017 02:52 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

| | |
|--|--------------------------|
| A.P.N. # | A ptn of 1319-30-645-003 |
| R.P.T.T. | \$ 7.80 |
| Escrow No. | 20171324- TS/AH |
| 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: | |
| Lauren Rae Vasquez 11 Ivy Arbor Lane Houston, TX 77070 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **CHARLES E. CLUFF** and **BETTY L. CLUFF**, Trustees of **THE CHARLES E. AND BETTY L. CLUFF TRUST**, dated June 18, 1998 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **LAUREN RAE VASQUEZ**, a single woman 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 Tahoe, Cascade Building, Every Year Use, Account #42-255-43-01, 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.

Dated: 10-30-17

THE CHARLES E. AND BETTY L. CLUFF
TRUST, dated June 18, 1998

Charles E. Cluff

Charles E. Cluff, Trustee

Betty L. Cluff

Betty L. Cluff, Trustee

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.

ACKNOWLEDGMENT

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 LOS ANGELES)

On 10-30-17 before me, LEO S. GIAMMALVA
(insert name and title of the officer)

personally appeared CHARLES E. CLUFF and BETTY L. CLUFF,
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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Leo S. Giammalva (Seal)

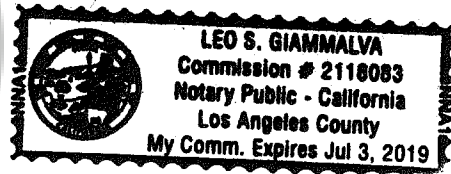


EXHIBIT "A"

(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^{ths} interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th 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. 255 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 - 13th 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 13th 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 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

| | |
|--|------------|
| Deed in Lieu of Foreclosure Only (Value of Property) | \$1,750.00 |
| Transfer Tax Value | \$1,750.00 |
| Real Property Transfer Tax Due: | \$7.80 |

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: *Charles E. Cluff* Capacity: Grantor
Charles E. Cluff, Trustee

Signature: _____ Capacity: Grantee
Lauren Rae Vasquez

SELLER (GRANTOR) INFORMATION

Print Name: Charles E. Cluff, Trustee
Address: 629 Irving St.
City/State/Zip Alhambra, CA 91801

BUYER (GRANTEE) INFORMATION

Print Name: Lauren Rae Vasquez
Address: 11 Ivy Arbor Lane
City/State/Zip Houston, TX 77070

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

Company Name: Stewart Vacation Ownership Escrow No 20171324- TS/AH
Address: 3476 Executive Pointe Way #16
City Carson City State: NV Zip 89706