DOUGLAS COUNTY, NV

2017-908231

RPTT:\$1.95 Rec:\$35.00 Total:\$36.95

12/19/2017 10:33 AM

MICHAEL & SUSAN COWAN

Pqs=3

Recording Requested by (and)
AFTER RECORDING MAIL TO:

Michael & Susan Cowan 1037 Silveranch Drive Gardnerville NV 89460

RPTT \$1.95 APN 1319-30-645-003



KAREN ELLISON, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MICHAEL COWAN and SUSAN COWAN, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to MICHAEL COWAN and SUSAN COWAN, husband and wife as joint tenants with right of survivorship, WILLIAM MARSHALL and SUSAN BIBEAU MARSHALL, husband and wife as joint tenants with right of survivorship and to the heirs and assigns of such Grantees 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, Even Year Use, Week #42-273-21-81, 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: 12-19-2017

Michael Cowan, Grantor

Susan Cowan, Grantor

STATE OF NEVADA)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on (date) 12

12/19/17

By Michael Cowan and Susan Cowan

Signature of Notary

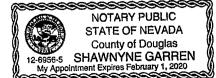


EXHIBIT "A"

(42)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths 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. 273 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 every other year in **EVEN** numbered years 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 FORM | |
| 1. Assessor Parcel Number(s) | (\ |
| 1. Assessor Parcel Number(s) a) 1319 - 30 - 645 - 003 | \ \ |
| b) | \ \ |
| c) | \ \ |
| d) | \ \ |
| 2. Type of Property: | |
| a) Vacant Land b) Single Fam. 1 | Res. FOR RECORDER'S OPTIONAL USE ONLY |
| c) Condo/Twnhse d) 2-4 Plex | |
| e) Apt. Bldg f) Comm'l/Ind' | |
| | |
| g) Agricultural h) Mobile Home Other Timeshare | Notes: |
| 3. Total Value/Sales Price of Property | - \$ 500 °C |
| | |
| Deed in Lieu of Foreclosure Only (value of pro Transfer Tax Value: | |
| Real Property Transfer Tax Due | |
| | \$ 195 |
| 4. If Exemption Claimed: | 9.30 |
| a. Transfer Tax Exemption per NRS 375.090, | Section |
| b. Explain Reason for Exemption: | |
| 5. Partial Interest: Percentage being transferred: | % |
| The undersigned declares and arbumuladas | |
| The undersigned declares and acknowledge | s, under penarty or perjury, pursuant to |
| NRS 375.060 and NRS 375.110, that the information | on provided is correct to the best of their |
| information and belief, and can be supported by do | cumentation ir called upon to substantiate the |
| information provided herein. Furthermore, the part | les agree that 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 NR | S 375.030, the Buyer and Seller shall be |
| jointly and severally liable for any additional amou | nt owed. |
| Sinter & Mark & BIAN | Crantor |
| Signature ×//////////////////////////////////// | Capacity Grantor Capacity Grantor |
| Simon Ken Ken | a frantor |
| Signature × Venn | Capacity 0 / ver / v |
| COLLEGE CON A RIPLODA TATRODA & A MILODA | DAILAND COO TEMBERS AND A WAS A WAS A |
| SELLER (GRANTOR) INFORMATION | BUYER (GRANTEE) INFORMATION |
| (REQUIRED) Print Name: Michael Cowan, Susan Cowan | (REQUIRED) |
| Address 127 Street Street | |
| Address: 1037 Silver anch Drive | Address: P.O. BOX 11408 |
| City: Gardnerville | City: 2-ephyr Cove |
| State: NV Zip: 89460 | State: NV Zip: 89448 |
| COMBANUBEDGON DEOTESCRISC DECOR | VNIC (|
| COMPANY/PERSON REQUESTING RECORT Print Name: | |
| Address: | Escrow #: |
| City: | States 7:us |
| ony. | State: Zip: |

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED