

DOUGLAS COUNTY, NV

2017-908539

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

12/28/2017 10:21 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

<b>A.P.N. #</b>	A ptn of 1319-30-631-009
<b>R.P.T.T.</b>	\$ 1.95
<b>Escrow No.</b>	20171512- TS/AH
<b>Recording Requested By:</b>	
<b>Stewart Vacation Ownership</b>	
<b>Mail Tax Statements To:</b>	
Ridge Crest P.O.A. P.O. Box 5790 Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
Terrylynne Turner 15273 Inverness St., San Leandro, CA 94579	

**GRANT, BARGAIN, SALE DEED** a married man who  
acquired title as a single man

THIS INDENTURE WITNESSETH: That **MICHAEL H. FLETCHER** /for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **TERRYLYNNE TURNER**, an unmarried woman, **JAIMESON HALL**, a single man, **JOSEPH CASTRO**, a single man and **RACHAELL MONDINO**, a married woman as her sole and separate property, altogether as joint tenants with right of survivorship 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 #49-109-37-01, 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: 12/19/17

Michael H. Fletcher  
Michael H. Fletcher

Ellen P. Fletcher  
Ellen P. Fletcher

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.

ELLEN P. FLETCHER, wife of the Grantor herein joins in the execution of this conveyance to release any interest, Community Property or otherwise which she may have or be presumed to have in the herein described property.

# 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 Contra Costa

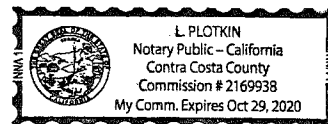
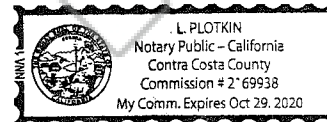
On Dec. 19, 2017 before me, L. Plotkin Notary Public  
(insert name and title of the officer)

personally appeared MICHAEL H. FLETCHER and Ellen P. Fletcher,  
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 L. Plotkin (Seal)



**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. 109 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: 1319-30-631-009**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-631-009
- 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 \_\_\_\_\_ \$500.00

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \_\_\_\_\_ \$500.00  
 Real Property Transfer Tax Due: \_\_\_\_\_ \$1.95


**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:  Capacity: Grantor  
 Michael H. Fletcher

Signature: \_\_\_\_\_ Capacity: Grantee  
 Terrylynne Turner

**SELLER (GRANTOR) INFORMATION**

Print Name: Michael H. Fletcher  
 Address: 298 Tamarine Ln.  
 City/State/Zip Danville, CA 94526

**BUYER (GRANTEE) INFORMATION**

Print Name: Terrylynne Turner  
 Address: 15273 Inverness St.  
 City/State/Zip San Leandro, CA 94579

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

Company Name: Stewart Vacation Ownership Escrow No 20171512- TS/AH  
 Address: 3476 Executive Pointe Way #16  
 City Carson City State: NV Zip 89706