

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO**

K. Phillip Maroot
Maroot & Hardcastle
429 N. Redington Street
Post Office Box 1759
Hanford, Ca 93232-1759



00070067201809113910050051

KAREN ELLISON, RECORDER

E03

MAIL TAX STATEMENT TO

Mr. and Mrs. Everett J. Cheeney
1836 Kings Road
Hanford, CA 93230

Space above line for Recorder's Use

APN: 42-261-41 (PTN)

NO TAX DUE

GRANT DEED

The undersigned Grantors declare under the penalty of perjury that the following is true and correct:

Documentary transfer tax is NONE. Changes manner in which title is held. Rev. & Tax Code Section 11911.

X Unincorporated area City of

This is a transfer from husband and wife as joint tenants to husband and wife as community property, excludable from reassessment under Rev. & Tax Code Section 63.

FOR NO CONSIDERATION, GRANTORS Everett J. Cheeney and Rosemary Cheeney, husband and wife, as Joint Tenants with right of survivorship, hereby GRANT TO Everett J. Cheeney and Rosemary Cheeney, husband and wife, as Community Property, that real property in the County of Douglas, State of Nevada, described in Exhibit "A" attached hereto and incorporated herein.

Dated: March 6, 2018

Everett J. Cheeney

Rosemary Cheeney

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 Kings)

On March 6, 2018, before me, Laurie Flanigan, notary public, personally appeared Everett J. Cheeney and Rosemary Cheeney, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Laurie Flanigan

Laurie Flanigan

(Seal)



EXHIBIT A

Time share interest in real property located at The Ridge Tahoe, 400 Ridge Club Drive, Stateline, Douglas County, Nevada, and more particularly described as follows:

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 014 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976, in Section 30, Township 13 North, Range 19 East, and
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the "Prime season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

A Portion of Parcel No. 42-261-14

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 42-261-41 (PTN)
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

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$0.00
Deed in Lieu of Foreclosure Only (value of property) (_____
Transfer Tax Value: \$0.00
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 3
b. Explain Reason for Exemption: this is a transfer for no consideration from husband and wife as joint tenants to community property

5. Partial Interest: Percentage being transferred: 100.00 %

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 parties 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 NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Rosemary Cheeny Capacity Buyer

Signature Everett J. Cheeny Capacity Buyer

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

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

Print Name: Everett J. Cheeny and Rosemary Cheeny

Print Name: Everett J. Cheeny and Rosemary Cheeny

Address: 1836 Kings Road

Address: 1836 Kings Road

City: Hanford

City: Hanford

State: CA Zip: 93230

State: CA Zip: 93230

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Maroot & Hardcastle Escrow # _____

Address: 429 N. Redington

City: Hanford State: CA Zip: 93230

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)