

DOUGLAS COUNTY, NV

2018-913109

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

04/18/2018 08:15 AM

TIMESHARE TITLE, INC.

KAREN ELLISON, RECORDER

APN: a portion of 1319-30-644-026

Mail tax statement to:

Ridge Tahoe
400 Ridge Club Drive
Stateline, NV 89449

and when recorded return to:

Timeshare Title, Inc.
c/o Kathy Perriello
P.O. Box 3175
Sharon, PA 16146

Escrow No.: 18-11530

R.P.T.T. \$1.95

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That this DEED, made this 15th day of March, 2018, by and between **Dennis L. Gardner and Carey R. Gardner, Husband and Wife, as Joint Tenants with Right of Survivorship**, whose address is **P.O. Box 705, Creede, CO 81130**, hereinafter referred to as "**Grantors**", and **Brandi Dawn Myers, a Married Woman, as her Sole and Separate Property**, whose address is **1035 Nevada street, Reno, NV 89503**, hereinafter referred to as "**Grantee**";

WITNESSETH:

That the Grantors, for valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey unto the aforesaid Grantee, all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to **Lot 37, as shown on Tahoe Village, Unit No. 3 - 13th Amended Map**, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, **excepting** therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) **Unit No. 061** as shown and defined on said Condominium Plan; 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 recoded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week every other year in the **EVEN numbered years** in the **SWING "Season"** as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-026

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise 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 heirs and assigns forever.

Prior Reference: Instrument No. 0626786, Book 1004, Pages 6142-6143 of the Official Records of Douglas County, Nevada.

Dated: 4-9-18

Dennis L. Gardner
Grantor
Dennis L. Gardner

Carey R. Gardner
Grantor
Carey R. Gardner

STATE OF Colorado
COUNTY OF Mineral SS

On this 9 day of April, 2018, personally appeared before me, a Notary Public in and for said County and State, **Dennis L. Gardner and Carey R. Gardner**, who acknowledged that they executed the above instrument.

WITNESS my hand and official seal.

Deborah Kay Lagan
Notary Signature

Deborah Kay Lagan
Notary Printed Name

20174011739
Notary Commission No.

My Commission Expires: March 17, 2021

Press Notarial Seal/Stamp Here

**DEBORAH KAY LAGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174011739
MY COMMISSION EXPIRES MARCH 17, 2021**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. portion of 1319-30-644-026
 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
 Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3.a. Total Value/Sales Price of Property \$ 500.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 500.00
 d. 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: _____ %
 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 *Kathy Penicillo* Capacity: Agent for Grantor
 Signature *Shanley* Capacity: Agent for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Dennis L. Gardner & Carey R. Gardner
 Address: P.O. Box 705
 City: Creede
 State: CO Zip: 81130

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brandi Dawn Myers
 Address: 1035 Nevada Street
 City: Reno
 State: NV Zip: 89503

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Timeshare Title, Inc.
 Address: P.O. Box 3175
 City: Sharon

Escrow # 18-11530
 State: PA Zip: 16146