

APN: 42-28 8-09
R.P.T.T.: \$0.00
Exempt: (NRS 375.090, Section 5)

This Document Prepared By:

EURIK O'BRYANT
Attorney at Law
Sekhon & O'Bryant, A Professional Law Corporation
18826 N. Lower Sacramento Rd.
Suite H
Woodbridge, California 95258
(209) 924-4990

**After Recording, Return and
Mail Tax Statements To:**

Tristyn R. Armstong
21042 Clivus Dr.
Grass Valley, NV 95949

Send Subsequent Tax Bills To:

Tristyn R. Armstong
21042 Clivus Dr.
Grass Valley, NV 95949



KAREN ELLISON, RECORDER E05

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

WILLIAM NEIL REESE and JERRIE L. REESE, husband and wife,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to:

TRISTYN R. ARMSTONG, a single woman, the GRANTEE,

Whose mailing address is 21042 Clivus Drive, Grass Valley, CA 95949;

All of their undivided interest in and to the following described real estate situated in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in Grant, Bargain, Sale Deed, recorded on March 7, 1990, as Document No. 221445 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 397 Ridge Club Dr. #199, Stateline, NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

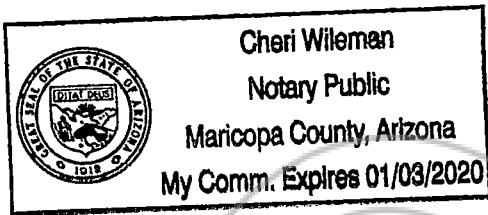
Dated this 27th day of April, 2018.

William Neil Reese
WILLIAM NEIL REESE

Jerrie L. Reese
JERRIE L. REESE

STATE OF ARIZONA)
) ss.
COUNTY OF Maricopa)

On this 27 day of April, 2018, before me personally appeared WILLIAM NEIL REESE and JERRIE L. REESE, whose identities were proven to me on the basis of satisfactory evidence to be the persons who they claim to be, and acknowledged that they signed the above/attached document.



[Signature]
NOTARY PUBLIC

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

William Neil Reese
WILLIAM NEIL REESE

Jerrie L. Reese
JERRIE L. REESE

EXHIBIT A

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as show on the Ninth Amended Map Recorded July 15, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (Inclusive) and Units 141 through 204 (inclusive) as shown and defined on that certain Condominium Plan Recorded as Document No. 82057, Official Records of Douglas County Nevada.
- (B) Unit No. 199 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, 29, 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 and such recreational areas as may become a part of said timeshare project, for all those purposed 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 9, 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. 133179 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 The Ridge Tahoe Phase Five recorded on August 19, 1988, as Document No. 184461 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 of 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 weeks within the Prime SEASON, as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type of Lot 37 during said use week within said "use season".

and more commonly known as 397 Ridge Club Dr. #199, Stateline, NV.

PORTION OF PARCEL NUMBER: 42-28 8-09

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
 a. 42-28 8-09
 b. _____
 c. _____
 d. _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

2. Type of Property:
- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input checked="" type="checkbox"/> Condo/Townhouse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

3. a. Total Value /Sales Price of Property: NO SALE

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: The owners of the property are related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity. Grantee is the daughter of the Grantors.

5 Partial Interest: Percentage being transferred: 1.96 %

The undersigned declare and acknowledge, 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: William Neil Reese Capacity: Grantor

Signature: Tristyn R. Armstrong Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: William Neil Reese and Jerrie L. Reese
 Address: 6333 E. Viewmont Dr., #76
 City: Mesa
 State: AZ Zip: 85215

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Tristyn R. Armstrong
 Address: 21042 Clivus Drive
 City: Grass Valley
 State: California Zip: 95949

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

EURIK O'BRYANT
 Attorney at Law
 Sekhon & O'Bryant, A Professional Law Corporation
 18826 N. Lower Sacramento Rd.
 Suite H
 Woodbridge, California 95258