

**APN: 42-288-02**

Recording requested by:  
James V Dower  
Return to:  
Universal Resort Transfers  
8131 Vineland Avenue # 127  
Orlando FL 32821

Mail Tax Statements To:  
The Ridge Tahoe  
400 Ridge Club Drive  
Stateline, NV 89449

Escrow # HT17-0140

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Consideration: \$500<sup>00</sup>

## **Grant, Bargain, Sale Deed**

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, **James V Dower and Deborah L Dower husband and wife as Joint Tenants with right of survivorship**, whose address is 273 Muse Drive, El Dorado Hills, California 95762, "Grantor"


Does hereby GRANT, BARGAIN, SELL AND CONVEY to: **Tovir Pagerat**, Sole Ownership, whose address is 500 Westover Drive #20850, Sanford, North Carolina 27330 "Grantee"


The following real property located in the State of Nevada , County of Douglas , which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: 5-25-18

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

  
\_\_\_\_\_  
**James V Dower**  
Address: 273 Muse Drive  
El Dorado Hills, California 95762

  
\_\_\_\_\_  
**Deborah L Dower**  
Address: 273 Muse Drive El Dorado Hills,  
California 95762

STATE OF \_\_\_\_\_ ) SS  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, the undersigned notary, personally appeared, **James V Dower and Deborah L Dower husband and wife as Joint Tenants with right of survivorship**, personally known to me (or 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.

WITNESS my hand and official seal.

See Attached For Notary Public

SIGNATURE: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**ALL-PURPOSE 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 El Dorado }

On 10-6-17 before me, Nick R. Henderson, Notary Public,  
Date Here Insert Name and Title of the Officer

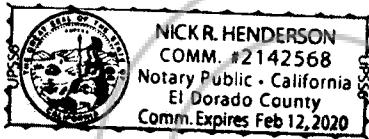
personally appeared James V. Down & Deborah L  
Name(s) of Signer(s)

Down

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: Nick Henderson  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: sale deed

Document Date: 10-6-17 Number of Pages: 2P

## Exhibit "A"

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 a to Lot 37 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No.268097, rerecorded as Dcoument No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 081 through 100 (inclusive) as shown on Tahoe Village Unit No. 192, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661; and (B) Unit No. 192 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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. 096759, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase II recorded February 14, 1984, as Document No. 096759, as amened and in the Declaration of Annexation of The Ridge Tahoe Phase II recorded February 14, 1984, as Document No. 096759, as amended by document recorded October 15, 1990, as Document No. 236690, and as described in The Recitation of Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lots 37 only, for one week each year in the PRIME "Season" as defined in and in accordance with said Declarations.

A portion of APN: 42-288-02

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 42-288-02  
 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property      \$ 500.  
 b. Deed in Lieu of Foreclosure Only (value of property) (0)  
 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: 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: [Signature]      Capacity: Agent  
 Signature: \_\_\_\_\_      Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: James Dower & Deborah Dower  
 Address: 273 Muse Drive  
 City: El Dorado Hills  
 State: CA      Zip: 95762

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Tovir Pagerat  
 Address: 500 Westover Drive #20850  
 City: Sanford  
 State: NC      Zip: 27300

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: URT  
 Address: 8131 Vineland Avenue # 127  
 City: Orlando

Escrow # TES16-N325A  
 State: FL      Zip: 32821