

DOUGLAS COUNTY, NV

2018-914860

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

05/31/2018 08:11 AM

STANDARD TIMESHARE TRANSFERS

KAREN ELLISON, RECORDER

A Portion of APN # 40-370-17
The Ridge Crest Resort
Contract # 4920847A
Actual/True Consideration \$500.00

Deed Prepared By:
Ronnie C. Virissimo
1216 Rathmoor St.
El Cajon, CA 92020

When recorded return to:
Standard Timeshare Transfers
741 N. 20th Street
Ozark, MO 65721

Mail Tax Statements to:
Ridge Crest P.O.A.
P.O. Box 5790
Stateline, NV 89449

GRANT, BARGAIN, SALE DEED

THIS DEED, made this 19th day of December, 2017 by and between Ronnie C. Virissimo and Coranne H. Virissimo, Husband and Wife as Joint Tenants with Right of Survivorship, whose address is 1216 Rathmoor St., El Cajon, CA 92020, Grantor(s) to Judene Marie Gautier, a Single Woman, Sole Owner, as Grantee(s) whose address is 74 Setting Sun Drive, Cape Fair, MO 65624.

WITNESSETH

That the Grantor, in consideration of Five Hundred Dollars (\$500.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described certain property located and situated in Douglas County, State of Nevada, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and revisions, 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 Declaration of Timeshare Covenants, Conditions and Restrictions recorded April 27, 1989 at Book 489, Page 3383, as under Document No. 200951, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD all singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever. This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth there in accordance with the terms thereof. The Benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons. The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

[Signature]
Witness Signature:

[Signature]
Witness Signature:

APARNA HIRUE
Witness Printed Name:

JASON PERKINS
Witness Printed Name:

[Signature]
Ronnie C. Virissimo

Coranne H. Virissimo
Coranne H. Virissimo

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)
)SS.
COUNTY OF SAN DIEGO)

On this 19th day of DECEMBER, 2017, before me (insert NAME and TITLE of J. Cecena Notary Public)
OFFICER)

personally appeared (insert name of signatory(ies)) Ronnie C. Virissimo and Coranne H. Virissimo, 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 by 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.

(SEAL)

J. Cecena
Signature

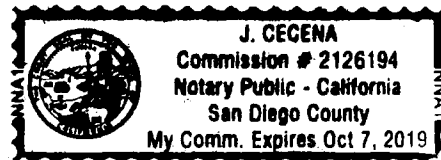


Exhibit "A" (49)

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 1/26th 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. **208** 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 for 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 40-370-17

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 40-370-17
 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 RECORDER'S 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) (0.00)
 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: Ronnie C. & Coranne H. Virissimo
 Address: 1216 Rathmoor St.
 City: El Cajon
 State: CA Zip: 92020

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Judene Marie Gautier
 Address: 74 Setting Sun Dr.
 City: Cape Fair
 State: MO Zip: 65624

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

Print Name: Standard Transfers
 Address: 741 N. 20th St.
 City: Ozark, MO 65721

Escrow #: STT79499-60404
 State: MO Zip: 65737

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED