

DOUGLAS COUNTY, NV

2018-915155

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=4

06/06/2018 01:36 PM

VP TITLE LLC

KAREN ELLISON, RECORDER

Prepared by and Returned To:
VP Title, LLC-Kelly Williams
P.O. Box 6297 Sevierville, TN 37864
VEI-2017-11856

Mail Tax Statements To:
Kelly Williams
181 Smoky Crossing Way
Seymour, TN 37865

**RIDGEVIEW
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE made this 15th day of February 2018, between Neil D. Ballweber, an unmarried man, Grantor, and Kelly Williams, a unmarried woman, Grantee;

WITNESSETH:

That Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situate in Douglas County, State of Nevada, more particularly described on 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 reversions, remainder, 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 Amended and restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded March 4, 1985, as Document No. 114254, 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 and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

EXHIBIT "A"

A Timeshare Estate comprised of:

Parcel 1: an undivided 1/51st interest in and to the certain condominium described as follows:

- (A) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village, Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Records of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.
- (B) Unit No. 024 as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.

Parcel 3: the exclusive right to use said 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" within the "SWING use season" as said quoted terms are defined in the Declaration of Conditions, Covenants and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season".

A Portion of APN 40-300-24

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

(As to both Grantors)

Krystal Porter

Witness 1 Signature

Krystal Porter

Printed Name

Anne Cooper

Witness 2 Signature

Anne Cooper

Printed Name

Neil D. Ballweber
Neil D. Ballweber

**** California Notaries Please Attach Acknowledgement document to this page****

STATE OF: CA

COUNTY OF: MERCED

On, FEB 15, 2018, before me, ANNE RAHILLY, Notary Public, personally appeared Neil D Ballweber personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by 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.

Notary Public

My commission Expires: _____

Press Notarial Seal/Stamp Here
See ATTACHED

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.

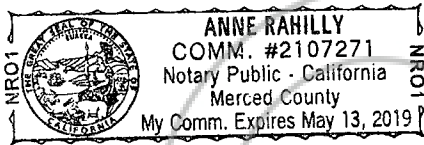
STATE OF CALIFORNIA
COUNTY OF MERCED }S.S.

On FEB 15, 2018, before me, ANNE RAHILLY, a Notary Public,
personally appeared NEIL D. BALWEBER
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 *Anne Rahilly* (Seal)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 40-300-24
 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 Time Share

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

3. Total Value/Sales Price of Property: \$ 500'00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 500'00
 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 [Signature] Capacity Closing Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Neil Ballweber
 Address: 1700 E. Olive Avenue
 City: Merced
 State: CA Zip: 95340

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kelly Williams
 Address: 181 Smoky Crossing Way
 City: Seymour
 State: TN Zip: 37865

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Brandy Holt Escrow # 2017-11856
 Address: P.O. Box 6297
 City: Saverville State: TN Zip: 37864

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