

DOUGLAS COUNTY, NV

2018-916681

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

07/13/2018 08:13 AM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

Mail tax statements to:
RIDGE TAHOE PROP OWNERS ASSN
C/O RESORTS WEST
PO BOX 5790
STATELINE, NV 89449

Recording requested by:
Randal Sturgeon

Return to:
LT Transfers
4513 Hwy 129N
Cleveland, GA 30528

APN # 1319-30-643-006

GRANT, BARGAIN, SALE DEED
THE RIDGE TAHOE

This indenture, made this 7th day of July, 2018, between **Randal Sturgeon and Leigh Y. Sturgeon, Husband and Wife as Joint Tenants with Right of Survivorship**, whose address is: 472 Kekupua Street, Honolulu, Hawaii 96825, hereinafter called the "Grantors", and **James Ronald Lairmore and Anne McLane Lairmore, Husband and Wife as Community Property with Right of Survivorship**, whose address is: 145 Altura Vista, Los Gatos, California 95032, hereinafter called the "Grantees".

WITNESSETH:

That said Grantor, for a good and valuable consideration, in hand paid to Grantor by Grantee, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Grantee and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in Douglas County, Nevada, to wit:

"SEE ATTACHED EXHIBIT "A"

DERIVATION: This is the same property conveyed to Grantor by Deed recorded December 27, 1993 as Document Number 325956 in Book 1293 at Page 5658 of Official Records of Douglas County, Nevada.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or 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 the appurtenances, unto the said Grantee and their assigns forever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Randal Sturgeon
Randal Sturgeon, Grantor

Leigh Y. Sturgeon
Leigh Y. Sturgeon, Grantor

STATE OF Hawaii

COUNTY OF Mau

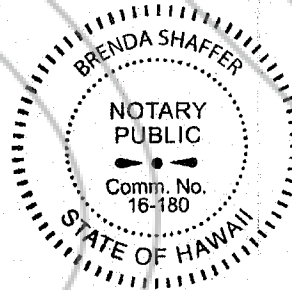
On July 7 2018, before me, Brenda Shaffer, a Notary Public in and for the said County and State, personally appeared **Randal Sturgeon and Leigh Y. Sturgeon**, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify that the foregoing is true and correct.

WITNESS my hand and official seal, this 7th day of July 2018.

Brenda Shaffer
Notary Public signature

Brenda Shaffer
Notary printed name
My commission expires: 05-29-2020



Doc. Date: 07-07-2018 # Pages: 3
Notary Name: Brenda Shaffer Second Circuit
Doc. Description: Grant, Bargain, Sale (Stamp or Seal)
Deed by Randal & Leigh Y. Sturgeon
Brenda Shaffer 07-07-2018
Notary Signature Date

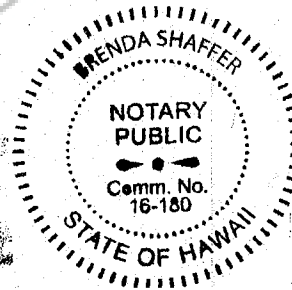


EXHIBIT "A"

An undivided 1/51st interest as tenants-in-common in and to that certain real property and improvements as follows: (A) An undivided **1/38th** interest in and to Lot **34** as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document 156903; and (B) Unit No. **006** as shown and defined on said map; 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. 096758, as amended, and in the Declaration of Annexation of **The Ridge Tahoe** recorded February 21, 1984, as Document No. 097150, and as amended by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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 **34** only, for **one week each year** in the **Prime Season** as defined in and in accordance with said Declaration.

END OF EXHIBIT "A"

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-30-643-006
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|-------------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | 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 |
| i) <input checked="" type="checkbox"/> | Other : Timeshare | | |

FOR RECORDERS OPTIONAL USE ONLY

Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$ 500.00
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	\$ 500.00
	\$ 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 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: Randal Sturgeon
 Address: 472 Kekupua Street
 City: Honolulu
 State: HI Zip: 96825

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: James Lairmore
 Address: 145 Altura Vista
 City: Los Gatos
 State: CA Zip: 95032

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ready Legal Support Inc Escrow # NA
 Address: 4513 Hwy 129 North
 City: Cleveland State: GA Zip: 30528

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)