

APN: 1319-30-644-022

DOUGLAS COUNTY, NV

2018-916682

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=5

07/13/2018 08:16 AM

TIMESHARE NATION

KAREN ELLISON, RECORDER

Document Prepared By:
When Recorded return to:
Herminia Albers, Trustee
2545 W. Lakeridge Shores
Reno, NV 89519

Mail tax statements to:
The Ridge Tahoe
400 Ridge Club Drive
P.O. Box 5790
Lake Tahoe NV, 89449
Consideration: \$1.00

GRANT, BARGAIN AND SALE DEED

THIS DEED: Made and entered into this 20 day of June 2018, by and between Mark S. Fellos and Jamie K. Fellos, Trustees of THE FELLOWS FAMILY TRUST, U.D.T. (Under Declaration of Trust) dated September 2, 1999, whose address is 1103 Ramblin Rd., Colfax, CA 95713, GRANTOR herein, and Herminia Albers, Trustee of the Marps 1 Trust, dated June 1, 2008, of the State of Nevada, GRANTEE, herein:

Grantee's mailing address: 2545 W. Lakeridge Shores, Reno, NV 89519

WITNESSETH, that the said Grantor, for and in good and valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said Grantee the following described Real Property lying, being and situate in the unincorporated area, County of Douglas, State of Nevada:

See property described in Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof;

TO HAVE AND TO HOLD THE PREMISES AFORESAID, together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

Kaofeng King
Witness Signature

Abbey Manning
Witness Signature

Kaofeng King
Witness Print

Abbey Manning
Witness Print

Mark S. Fellos trustee
Mark S. Fellos, Trustee

Jamie K. Fellos Trustee
Jamie K. Fellos, Trustee

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 Placer) ss.

On 06/20/2018, before me, Brandon James King, A Notary Public, personally appeared Mark S. Fellos and Jamie K. Fellos, as Trustees of THE FELLOS FAMILY TRUST, U.D.T. (Under Declaration of Trust) dated September 2, 1999, 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 [Signature]
My Commission Expires: 03/27/2021

Seal:

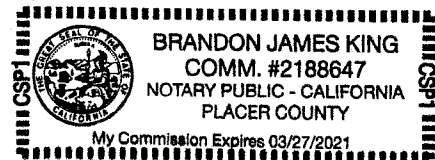


EXHIBIT "A"
LEGAL DESCRIPTION
FOR
RIDGE TAHOE (LOT 37)

The land referred to herein is situated in the

State of **Nevada**

County of **Douglas**

A timeshare estate comprised of:

Parcel One:

An undivided 1/102nd interest in and to that certain condominium as follows:

(A) **An undivided 1/106th interest** as tenants-in-common, in and to **Lot 37** as shown on Tahoe Village Unit No. 3-10th Amendment Map, recorder September 21, 1990 as Document No. 235008 of 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. 182057 of Official Records of Douglas County, State of Nevada.

(C) **Unit No. 057** as shown and defined on said las Condominium Plan.

Parcel Two:

(A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 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, M.D.B. &M; and

(B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133118 of Official Records, Douglas County, State of Nevada.

Parcel Three:

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990, as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East, M.D.B.&M, for all those purposes provided in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 113, Page 229 of Official Records and in modifications thereof: (1) recorded September 28, 1983, as Document No. 69063 in Book 913, Page 812 of Official Records; (2) recorded July 2, 1916, as Document No. 1412 in Book 176, Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 201446, in Book 189, Page 3011.

Parcel Four:

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, 30, 35, 39, 40 and 41 as shown on Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990, as Document No. 235008 of Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East, M.D.B.&M for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.

Parcel Five:

The Exclusive right to use any UNIT of the same UNIT Type as described in the Amended Declaration of Annexation of the Ridge Tahoe Phase Five recorded on August 18, 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 Parcel 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. 96158 of Official Records of Douglas County, during **ONE ALTERNATE** use week within the **Even** numbered years of the **PRIME SEASON**, as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five. The above described exclusive right may be applied to any available unit of the same Unit Type on **Lot 37** during said use week within said "use season".

EXIBIT "B" (LOT 37)

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** as tenants-in-common, in and to **Lot 37** as shown on Tahoe Village Unit No. 3-13th Amendment Map, recorded December 31, 1991 as Document No. 268097, re-recorded as Document No. 269053, of Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit 057 as shown and defined on said Condominium Plan; 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, and as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461, as amended, 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 37** only, for one week every other year in **Even-numbered years in the Prime "Season"** as defined in and in accordance with said declarations.

A portion of APN: 1319-30-644-022

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-644-022
 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'/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input checked="" type="checkbox"/> Other | |

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

- 3.a. Total Value/Sales Price of Property \$ 500
 b. Deed in Lieu of Foreclosure Only (value of property (0.00))
 c. Transfer Tax Value: \$ 500
 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 %
 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 Mark S Fellos Capacity: Grantor
 Signature Jamie K Fellos Capacity: Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Mark S. & Jamie K. Fellos, TTE
 Address: 1103 Ramblin Rd.
 City: Colfax
 State: CA Zip: 95713

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Herminia Albers, Trustee
 Address: 2545 W. Lakeridge Shores
 City: Reno
 State: NV Zip: 89519

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Timeshare Nation
 Address: 401 N. Carroll, Ste. 154
 City: South Lake, TX 76092

Escrow # _____
 State: TX Zip: _____