

A ptn of APN: 1319-30-723-021  
R.P.T.T. \$ -0- (#3)  
Escrow No.: 20180443-TS/AH

DOUGLAS COUNTY, NV	<b>2018-917020</b>
RPTT:\$0.00 Rec:\$35.00	
\$35.00 Pgs=6	<b>07/20/2018 02:36 PM</b>
STEWART TITLE VACATION OWNERSHIP	
KAREN ELLISON, RECORDER	E03

Recording Requested By:  
**Stewart Vacation Ownership**

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

When Recorded Mail to:  
Paul W. Bachan, Jr.  
801 Virginia St.  
Watsonville, CA 95076

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GRANT, BARGAIN, SALE DEED  
(Title of Document)

This document is being Re-Recorded to attach the correct legal description. The unit number shown in the legal description should be Unit 140 rather than Unit 121. Document previously exempt from Transfer Tax under exemption #5, transfer by parent to children. Document previously recorded on August 18, 2017 as document number 2017-902913.

This page added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fee applies)

This cover page must be typed or legibly hand printed.

**EXHIBIT "A"**

**(33)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20<sup>th</sup> interest in and to Lot 33 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 121 through 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and (B) Unit No. 140 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, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, 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 Lots 31, 32 or 33 only, for one week each year in the Summer "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-723-021**

171



00060308201709029130050054

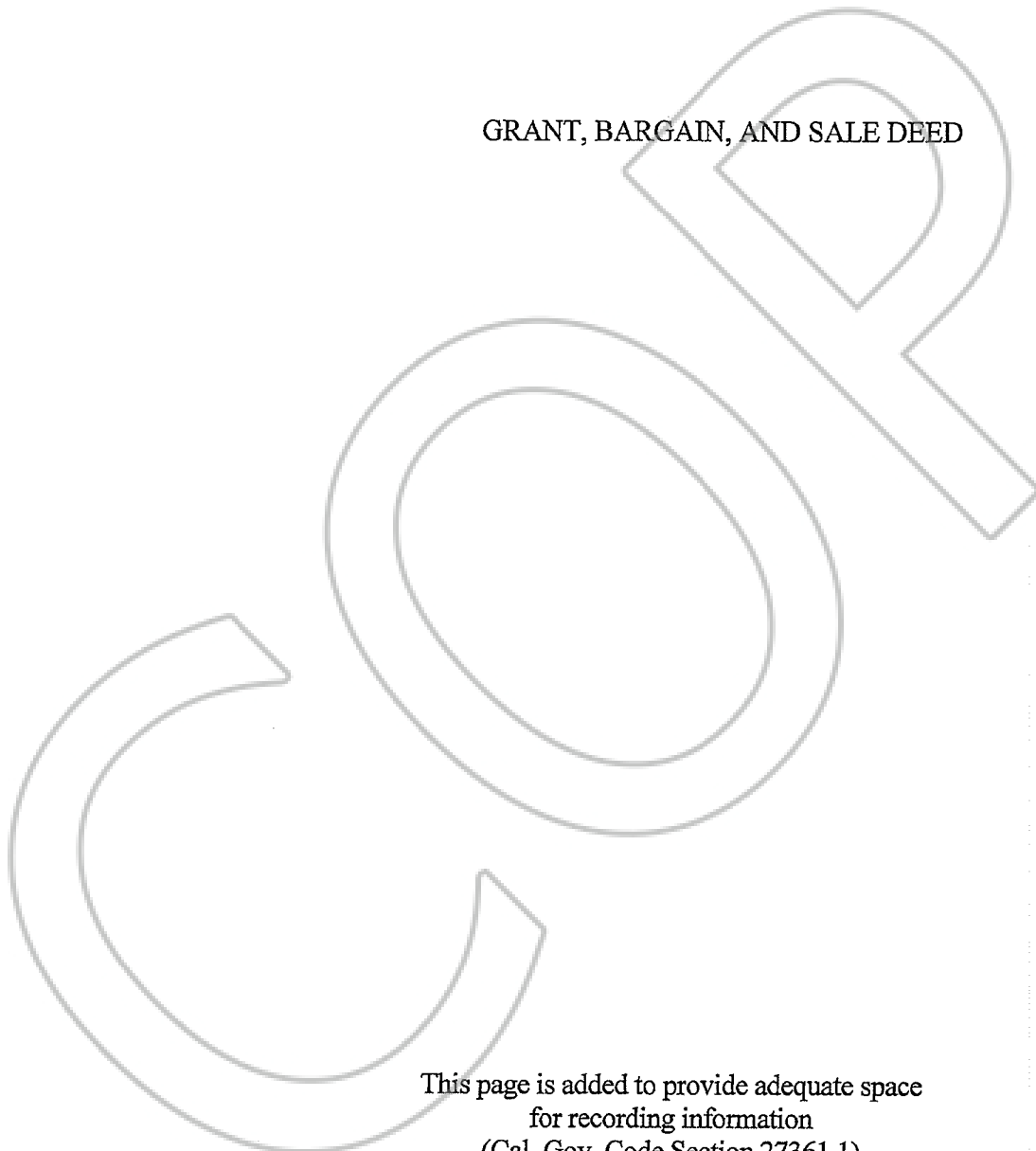
KAREN ELLISON, RECORDER

E05

Recording Requested By and  
When Recorded Mail To:

Robert H. Allen  
ALLEN, ALLEN & CAROSELLI, LTD  
Attorneys at Law  
240 Westgate Drive Ste 241  
Watsonville CA 95076

GRANT, BARGAIN, AND SALE DEED



This page is added to provide adequate space  
for recording information  
(Cal. Gov. Code Section 27361.1)

RECORDING REQUESTED BY AND  
AFTER RECORDING MAIL TO:

PAUL W. BACHAN, JR. and  
VIRGINIA M. TAYLOR  
185 College Road  
Watsonville, CA 95076

RIDGE  
GIN + PAUL

File No. 01-073sg

Space above this line for recorder's use  
.APN: 1319-30-720-001 PTN

GRANT, BARGAIN AND SALE DEED  
Exempt from Transfer Tax. Parent-Child Trans. (NRS 375.090(5))  
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, P.W. BACHAN does hereby GRANT, BARGAIN and SELL to PAUL W. BACHAN, JR., a married man, as his sole and separate property, and VIRGINIA M. TAYLOR, a married woman, as her sole and separate property, an undivided one-quarter (1/4) interest in the real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED: February 11, 2002.

*P.W. Bachan*  
\_\_\_\_\_  
P.W. BACHAN

STATE OF CALIFORNIA            )  
  ) ss.  
County of Santa Cruz            )

On February 11, 2002, before me T.H. SKILLICORN, a Notary Public, personally appeared P.W. BACHAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

*T.H. Skillicorn*  
\_\_\_\_\_  
Notary Public

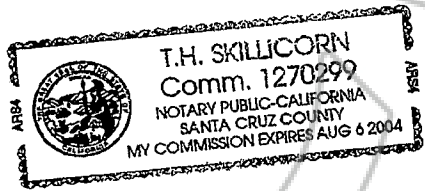


EXHIBIT A

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium described as follows:

(A) An undivided 1/20th interest, as tenants-in-common, in and to Lot 33, of Tahoe Village Unit No. 3, 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, all of Official Records Douglas County, State of Nevada. Except therefrom units 121 to 140 as shown and defined on the certain condominium plan recorded August 20, 1982, as Document No. 70305 of Official Records.

(B) Unit No. 121, as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, of Official Records of said County and State for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions, recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the Modification thereof, recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

PARCEL FOUR:

(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.M.

(B) An easement for ingress, egress and public utility purposes 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate

of Amendment recorded November 23, 1981, as Document No. 62661 Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The Exclusive right to use said UNIT and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above during ONE "use week" within the Summer "use season", as quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records.

The above-described exclusive and non-exclusive rights may be applied to any available unit in the project, during said alternate use week within said season.

**Certified Copy**

The foregoing instrument is a full, true and correct copy of the original on file in the office of the County Recorder of Douglas County, State of Nevada. Per NRS 239b.030 Sec.5 the SSN may be redacted, but in no way affects the legality of the document.

Witnessed my hand this 13<sup>th</sup>

day of July, 2018

By: J. D. Stovall  
Deputy Recorder

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-723-021  
 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 Timeshare

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

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \$0.00  
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # #3  
 b. Explain Reason for Exemption: Re-Recording to attach the correct legal description.  
Orig recording exempt #5, recorded 8/18/2017 Document No. 2017-902913.

5. Partial Interest: Percentage being transferred: 100.0 %

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 *Alte Hamm, agent* Capacity \_\_\_\_\_ Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: P.W. Bachan  
 Address: 801 Virginia St.  
 City: Watsonville  
 State: CA Zip: 95076

Print Name: Paul W. Bachan, Jr.  
 Address: 801 Virginia St.  
 City: Watsonville  
 State: CA Zip: 95076

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Stewart Title Company Escrow # 20180443-TS/AH  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89076

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