

DOUGLAS COUNTY, NV

2018-917106

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

07/23/2018 12:08 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

<b>A.P.N. #</b>	A ptn of 1319-30-645-003
<b>R.P.T.T.</b>	\$ 1.95
<b>Escrow No.</b>	20180399- TS/AH
<b>Recording Requested By:</b>	
Stewart Vacation Ownership	
<b>Mail Tax Statements To:</b>	
Ridge Tahoe P.O.A. P.O. Box 5790 Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
James Craig Storm 1529 Lincoln Rd. Yuba City, CA 95993	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**NANCY L. MCMAHON**, a married woman who acquired title as **NANCY YILMAZ**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

**JAMES CRAIG STORM**, a single man

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Cascade Building, Every Year Use, Account #42-301-41-01, Stateline, NV 89449. See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

**LOWELL D. MCMAHON**, husband of Grantor **NANCY L. MCMAHON**, herein joins in the execution of this conveyance to release any interest, Community Property or otherwise, which he may have or be presumed to have in the herein described property.

Dated:

*July 2, 2018*

*Nancy L. McMahon*  
\_\_\_\_\_  
Nancy L. McMahon

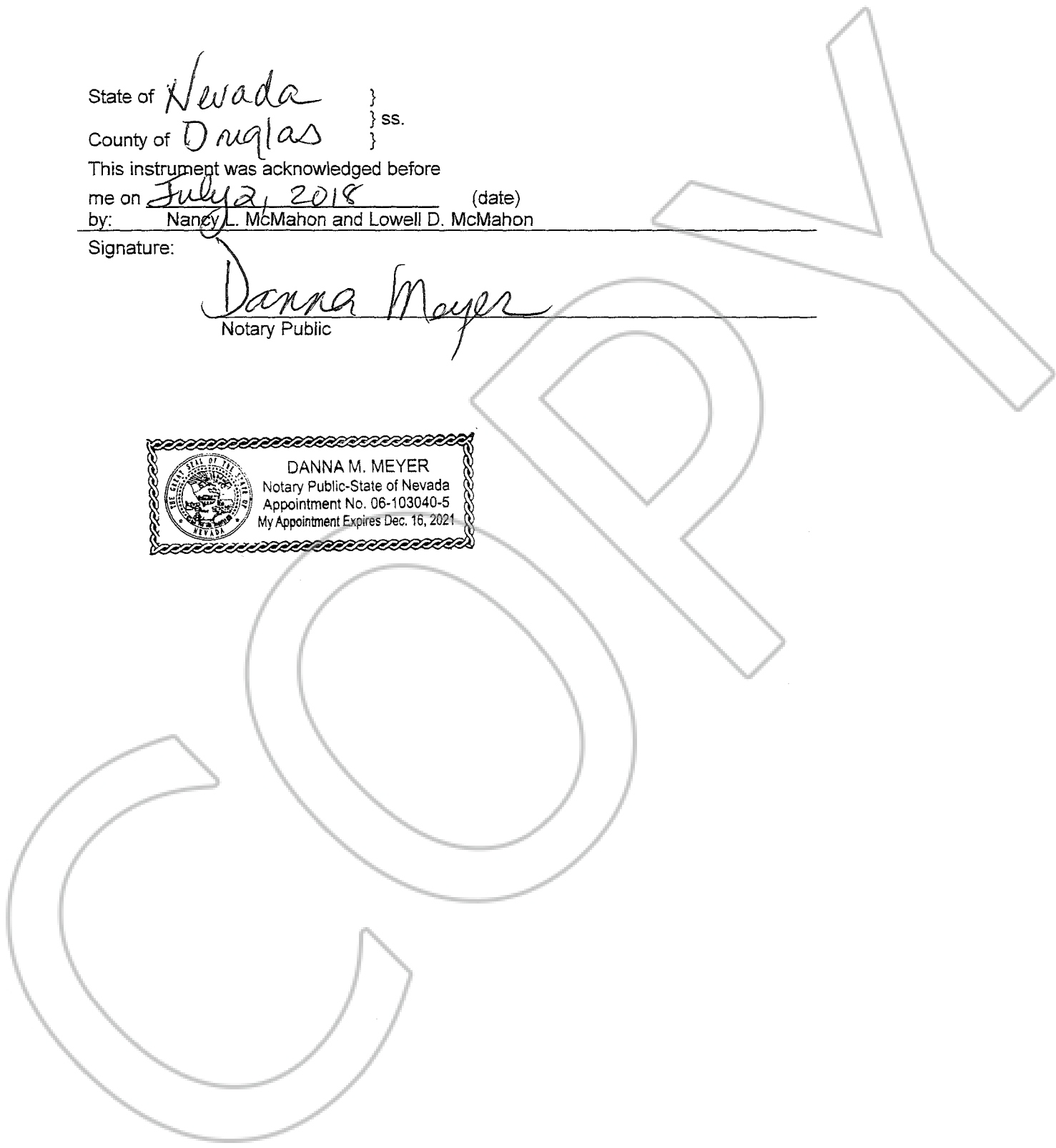
*Lowell D. McMahon*  
\_\_\_\_\_  
Lowell D. McMahon

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

State of Nevada }  
County of Douglas } ss.

This instrument was acknowledged before  
me on July 2, 2018 (date)  
by: Nancy L. McMahon and Lowell D. McMahon

Signature: Danna Meyer  
Notary Public



**EXHIBIT "A"**

**(42)**

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>ths</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 301 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 Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

**BEGINNING** at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

**A Portion of APN: 1319-30-645-003**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-645-003
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument No. _____	
Book _____ Page _____	
Date of Recording: _____	
Notes:	

2. Type of Property

- |   |   |
|---|---|
| a) <input type="checkbox"/> Vacant Land                       | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse                      | d) <input type="checkbox"/> 2-4 Plex                |
| e) <input type="checkbox"/> Apartment Bldg.                   | f) <input type="checkbox"/> Commercial/Industrial   |
| g) <input type="checkbox"/> Agricultural                      | h) <input type="checkbox"/> Mobile Home             |
| i) <input checked="" type="checkbox"/> Other <u>Timeshare</u> |   |

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: 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 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: *Nancy L. McMahon* Capacity: Grantor  
Nancy L. McMahon

Signature: \_\_\_\_\_ Capacity: Grantee  
James Craig Storm

**SELLER (GRANTOR) INFORMATION**

Print Name: Nancy L. McMahon  
Address: 229 Sierra Shadows Ln.  
City/State/Zip Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION**

Print Name: James Craig Storm  
Address: 1529 Lincoln Rd.  
City/State/Zip Yuba City, CA 95993

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)

Company Name: Stewart Vacation Ownership Escrow No 20180399- TS/AH  
Address: 3476 Executive Pointe Way #16  
City Carson City State: NV Zip 89706