

<b>A.P.N. #</b>	A ptn of 1319-30-644-107
<b>Escrow No.</b>	20180444- TS/AH
<b>Title No.</b>	18-0002519-01
<b>Recording Requested By:</b>	
<b>Stewart Vacation Ownership</b>	
<b>Mail Tax Statements To:</b>	
Ridge Tahoe P.O.A. P.O. Box 5790 Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
Richard Alm Hoadley and Nancy Colvin Hoadley, Trustees	
P.O. Box 11369	
Zephyr Cove, NV 89448-3369	

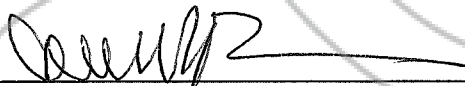
**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **ALBERT ROSSINI** and **JOAN ROSSINI**, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **RICHARD ALM HOADLEY** and **NANCY COLVIN HOADLEY**, Trustees of **THE RICHARD ALM HOADLEY AND NANCY COLVIN HOADLEY AB LIVING TRUST**, dated January 12, 2011 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:

Ridge Tahoe, Plaza Building, Prime Season Account #37-196-17-01, 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.

Dated: 8/17/2018

  
Albert Rossini

Executed in Counterpart  
Joan Rossini

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss.

This instrument was acknowledged before me on \_\_\_\_\_ (date)

by: Albert Rossini, Joan Rossini

Signature:

\_\_\_\_\_  
Notary Public

*see attached certificate*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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.

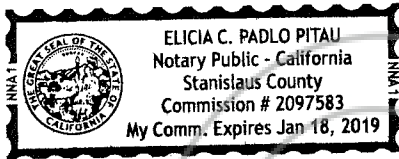
State of California

County of Stanislaus }

On 8/17/18 before me, Elicia C. Padlo Pitau, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Albert Rossini  
Name(s) of Signed(s)

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 Elicia C. Padlo Pitau  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant Bargain sale Deed

Document Date: 8/17/18 Number of Pages: 2

Signer(s) Other Than Named Above: Joan Rossini

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Albert Rossini

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian of Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian of Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

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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.

Dated: 8/13/18

Executed in Counterpart  
 \_\_\_\_\_  
 Albert Rossini

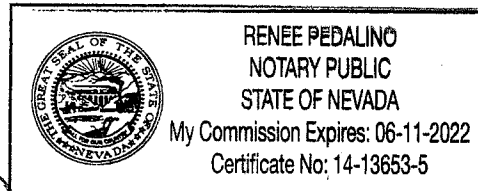
*Joan Rossini*  
 \_\_\_\_\_  
 Joan Rossini

State of Nevada }  
 County of Douglas } ss.

This instrument was acknowledged before me on August 13, 2018 (date)

by: Albert Rossini, Joan Rossini  
 Signature: \_\_\_\_\_

*Renee Pedalino*  
 \_\_\_\_\_  
 Notary Public



**EXHIBIT "A"**

**(37)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 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 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 No. 196 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 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 each year in the Prime "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-644-107**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-644-107
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

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

2. Type of Property

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other Timeshare

3. Total Value/Sales Price of Property \_\_\_\_\_ \$1,500.00

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \_\_\_\_\_ \$1,500.00  
 Real Property Transfer Tax Due: \_\_\_\_\_ \$5.85


**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:  Capacity: Grantor  
 Albert Rossini

Signature:  Capacity: Grantee  
 Richard Alm Hoadley, Trustee

**SELLER (GRANTOR) INFORMATION**

Print Name: Albert Rossini  
 Address: 5518 Bledsoe Rd.  
 City/State/Zip Denair, CA 95316

**BUYER (GRANTEE) INFORMATION**

Print Name: Richard Alm Hoadley, Trustee  
 Address: P.O. Box 11369  
 City/State/Zip Zephyr Cove, NV 89448-3369

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

Company Name: Stewart Vacation Ownership Escrow No 20180444- TS/AH  
 Address: 3476 Executive Pointe Way #16  
 City Carson City State: NV Zip 89706