

PIN: 1319-30-644-025 (Portion)  
The Ridge Tahoe  
Actual/True Consideration \$500.00

Deed Prepared By:  
Paula J. Dare  
4132 NE Rancho Way  
Mountain Home, ID 83647

When Recorded Return To:  
Standard Timeshare Transfers  
741 N. 20<sup>th</sup> Street  
Ozark, MO 65721

### **GRANT, BARGAIN, SALE DEED**

THIS DEED, made this 30th day of March, 2018 by and between **Paula J. Dare, a married woman as her sole and separate property**, whose address is **4132 NE Rancho Way, Mountain Home, ID 83647**, Grantor(s) to **Arman Parik, a single man**, as Grantee(s) whose address is 4210 Wadsworth Blvd. #1092 Wheat Ridge, CO 80033.

#### **WITNESSETH**

That the Grantor, in consideration of Five Hundred Dollars (\$500.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property:

**See Exhibit 'A' attached hereto and by this reference made 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.

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, 194 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 Grantee's assigns forever.

This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth there in accordance with the terms thereof.

The Benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

[Signature]  
Witness Signature

[Signature]  
Witness Signature

Tzu TIPTON  
Witness Printed Name

Kaitlyn Wood  
Witness Printed Name

[Signature]  
Paula J. Dare

STATE OF Idaho )  
 )SS.  
COUNTY OF Elmore )

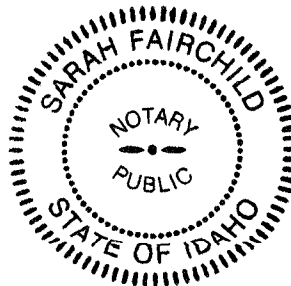
On this 30<sup>th</sup> day of March, 20 18, before me (insert NAME and TITLE of OFFICER) Sarah Fairchild, Notary Public, personally appeared (insert name of signatory(ies)) Paula J. Dare, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that by 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 TRUSTEE(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 Idaho that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)

[Signature]  
Signature  
My Commission expires 1 July 2022



**Note to Notary:** Please keep seal out of the 3/4 inch margin on all sides and do not place it over print of the document.

**ONLY BLACK, NO BLUE INK MAY BE USED FOR SIGNATURES OR STAMPS**

**EXHIBIT "A"**  
**(37)**

An undivided **1/51st** interest as tenants in common, in and to that certain condominium as follows: (A) An undivided **1/106<sup>th</sup>** interest in and to **Lot 37** as shown on Tahoe Village Unit No. **13<sup>th</sup>** Amended Map, recorded **December 31, 1991**, as Document No. **268097**, re-recorded as Document No. 269053, Official Records, 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; (B) Unit No. **060** 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 **SWING "Season"** as defined in and in accordance with said Declarations.

A portion of APN **1319-30-644-025**

**END OF EXHIBIT A**

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1319-30-644-025 PTN
- 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 <u>Timeshare</u> |                             |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____
	_____

**3. Total Value/Sales Price of Property:**

	<u>\$ 500.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0.00</u>
Transfer Tax Value:	<u>\$ 500.00</u>
Real Property Transfer Tax Due:	<u>\$ 1.95</u>

**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 AGENT  
 Signature \_\_\_\_\_ Capacity AGENT

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Paula J Dare  
 Address: 4132 NE Rancho Way  
 City: Mountain Home  
 State: ID Zip: 83647

(REQUIRED)  
 Print Name: Arman Parik  
 Address: 4210 Wadsworth Blvd. #1092  
 City: Wheat Ridge  
 State: CO Zip: 80033

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Standard Timeshare Transfers Escrow # \_\_\_\_\_  
 Address: 741 North 20th Street  
 City: Ozark State: MO Zip: 65721