

DOUGLAS COUNTY, NV

2018-920463

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

10/04/2018 11:00 AM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

Mail tax statements to:
RIDGE TAHOE PROP OWNERS ASSN
C/O RESORTS WEST
PO BOX 5790
STATELINE, NV 89449

Recording requested by:
Courtney Shepler

Return to:
LT Transfers
4513 Hwy 129N
Cleveland, GA 30528

APN # 1319-30-720-001

GRANT, BARGAIN, SALE DEED
THE RIDGE TAHOE

This indenture, made this 1st day of October, 2018, between **Courtney Shepler and John Taffe, Wife and Husband as Community Property with Survivorship**, whose address is: 431 Mosley Avenue, Alameda, California 94501, hereinafter called the "Grantors", and **David Elliott, as Sole Owner**, whose address is: 7639 Old Auburn Road, Apartment B, Citrus Heights, California 95610, hereinafter called the "Grantees".

WITNESSETH:

That said Grantor, for a good and valuable consideration, in hand paid to Grantor by Grantee, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Grantee and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in Douglas County, Nevada, to wit:

"SEE ATTACHED EXHIBIT "A"

DERIVATION: This is the same property conveyed to Grantor by Deed June 15, 2012 as Document Number 804121 in Book 612 at Page 3709 of Official Records of Douglas County, Nevada.

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, 1984 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 their assigns forever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Courtney Shepler
Courtney Shepler, Grantor

John Taffe
John Taffe, Grantor

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 Alameda

On 10/01/2018 before me, Emi Johnston, Notary Public, personally appeared **Courtney Shepler and John Taffe** 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.

Emi Johnston
Notary Public signature

Emi Johnston
Notary printed name
My commission expires: 12/01/2020

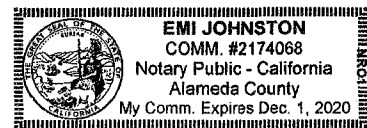


EXHIBIT "A"

A Timeshare Estate comprised of:

PARCEL ONE:

An undivided $1/51^{\text{st}}$ interest in and to that certain condominium as follows:

- (A) An undivided $1/20^{\text{th}}$ interest, as tenants-in-common, in and to **Lot 32** as shown on 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 the Official Records of Douglas County, State of Nevada. Except therefrom Units 101 to 120 as shown and defined on that certain Condominium Plan recorded August 20, 1982 as Document No. 70305, Official Records of Douglas County, State of Nevada.
- (B) Unit No. **120** as shown and defined on said last Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all 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 Modifications 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., and (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th 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 **Winter** "Use Season", as said 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 use week within said season.

END OF EXHIBIT "A"

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-30-720-001
- 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 : Timeshare | | |

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>\$ _____</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: _____ %

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 *Paul Menard* Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Courtney Shepler
 Address: 431 Mosley Ave
 City: Alameda
 State: CA Zip: 94501

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: David Elliott
 Address: 7639 Old Auburn Rd, Apt B
 City: Citrus Heights
 State: CA Zip: 95610

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ready Legal Support Inc Escrow # NA
 Address: 4513 Hwy 129 North
 City: Cleveland State: GA Zip: 30528