

DOUGLAS COUNTY, NV

2018-920580

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=5

10/08/2018 01:48 PM

VP TITLE LLC

KAREN ELLISON, RECORDER

Prepared By and Returned To:
VP Title, LLC-Kelly Williams
P.O. Box 6297 Sevierville, TN 37864
VEI-2018-12166

Mail Tax Statements To:
Jesus Sanroman
409 N Bernal Sr
Brownsville, TX 78521
APN: 1319-30-542-019

**THE RIDGE SIERRA
GRANT, BARGAIN, AND SALE DEED**

THIS INDENTURE made this 25th day of July 2018 between ARLO BARTHOLOMEW, an unmarried woman as to an undivided $\frac{1}{2}$ interest and LOIS JEAN WICKWIRE, an unmarried woman as to an undivided $\frac{1}{2}$ interest, Grantor, and JESUS SANROMAN, an unmarried man with sole ownership, Grantee.

WITNESSETH:

That Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference;

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, right of way, agreements and First Amended and Restrictions Declaration of Time Share Covenants, Conditions and Restrictions Recorded May 14, 1986 at Book 586, Page 1232, as under Documents No. 134786. Official Records of Douglas County, Nevada, 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.

COPY

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A timeshare estate comprised of:

PARCEL 1:

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

- (a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot 4 of Tahoe Village Unit No. 3 as shown on map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.
- (b) Unit No. 008 B4 as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A Non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1 and Parcel 2 above, during one "Use Week" within the "**PRIME** Use Season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "CC&R'S"). The above-described exclusive and non-exclusive rights may be applied to any available unit The Ridge Sierra Project during said "Use Week" in the above referenced "use season" as more fully set forth in the CC&R'S.

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

Signed, sealed and delivered in the presence of:
(As to both Grantors)

Dakota Baker
Witness 1 Signature

Dakota Baker
Printed Name

Lawrence Smith
Witness 2 Signature

Lawrence Smith
Witness 1 Signature

Arlo Bartholomew
Arlo Bartholomew - Signature

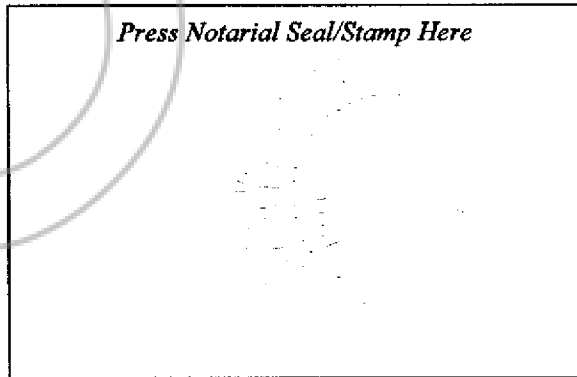
**** California Notaries Please Attach Acknowledgement document to this page****

STATE OF: Michigan COUNTY OF: Washtenaw

On, July 27th 2023, before me, Arlo Bartholomew Notary Public, personally appeared Arlo Bartholomew, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Arlo Bartholomew
Notary Public

My commission Expires: Nov 6th 2024



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

Signed, sealed and delivered in the presence of:
(As to both Grantors)

Candace Peters
Witness 1 Signature
Candace Peters
Printed Name

Lois Jean Wickwire
Lois Jean Wickwire Signature

Nelson Thomas
Witness 2 Signature
Nelson Thomas
Witness 1 Signature

**** California Notaries Please Attach Acknowledgement document to this page****

STATE OF: Nevada

COUNTY OF: Douglas

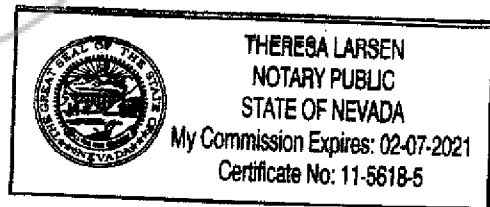
On, 7/25/18, before me, Theresa Larsen, Notary Public, personally appeared Lois Jean Wickwire personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Theresa Larsen
Notary Public

My commission Expires: 2/7/21

Press Notarial Seal/Stamp Here



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-542-019
 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: \$ 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: _____ %

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 [Signature] Capacity Closing Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lois Wickwice and Arlo Bartholomew
 Address: P.O. Box 1368
 City: Zephyr Cove
 State: NY Zip: 89448

Print Name: Jesus Sangoman
 Address: 409 N Bernal Dr
 City: Brownsville
 State: TX Zip: 78521

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: VP Title LLC Escrow # VEI-2018-12166
 Address: PO Box 6297
 City: Scriverville State: TN Zip: 37864

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