

DOUGLAS COUNTY, NV

2018-920969

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

10/15/2018 10:31 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

E07

|   |  |
|---|--|
| <b>A.P.N. #</b>   | A ptn of 1319-30-643-028 and<br>A ptn of 1319-30-645-003 |
| <b>R.P.T.T.</b>   | \$ -0- (#7)  |
| <b>Escrow No.</b>   | 20180726- TS/AH  |
| <b>Recording Requested By:</b>  |  |
| <b>Stewart Vacation Ownership</b>   |  |
| <b>Mail Tax Statements To:</b>  |  |
| Ridge Tahoe P.O.A.<br>P.O. Box 5790<br>Stateline, NV 89449                      |  |
| <b>When Recorded Mail To:</b>   |  |
| Jack W. Duke, II and Mary T. Duke<br>27035 West Mohawk Ln.<br>Buckeye, AZ 85396 |  |

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**JACK W. DUKE II** and **MARY T. DUKE**, husband and wife

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

**JACK W. DUKE, II** and **MARY T. DUKE**, Trustees of the **JACK DUKE II AND MARY DUKE LIVING TRUST**, dated August 23, 2017, and any amendments thereto

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, Terrace Building, Every Year Use, Account #28-023-04-01 and Cascade Building, Every Year Use, Account #42-257-07-03, Stateline, NV 89449. See Exhibits "A-1" (Account #28-023-04-01) and 'A-2' (Account #42-257-07-03) 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: 10/8/2018

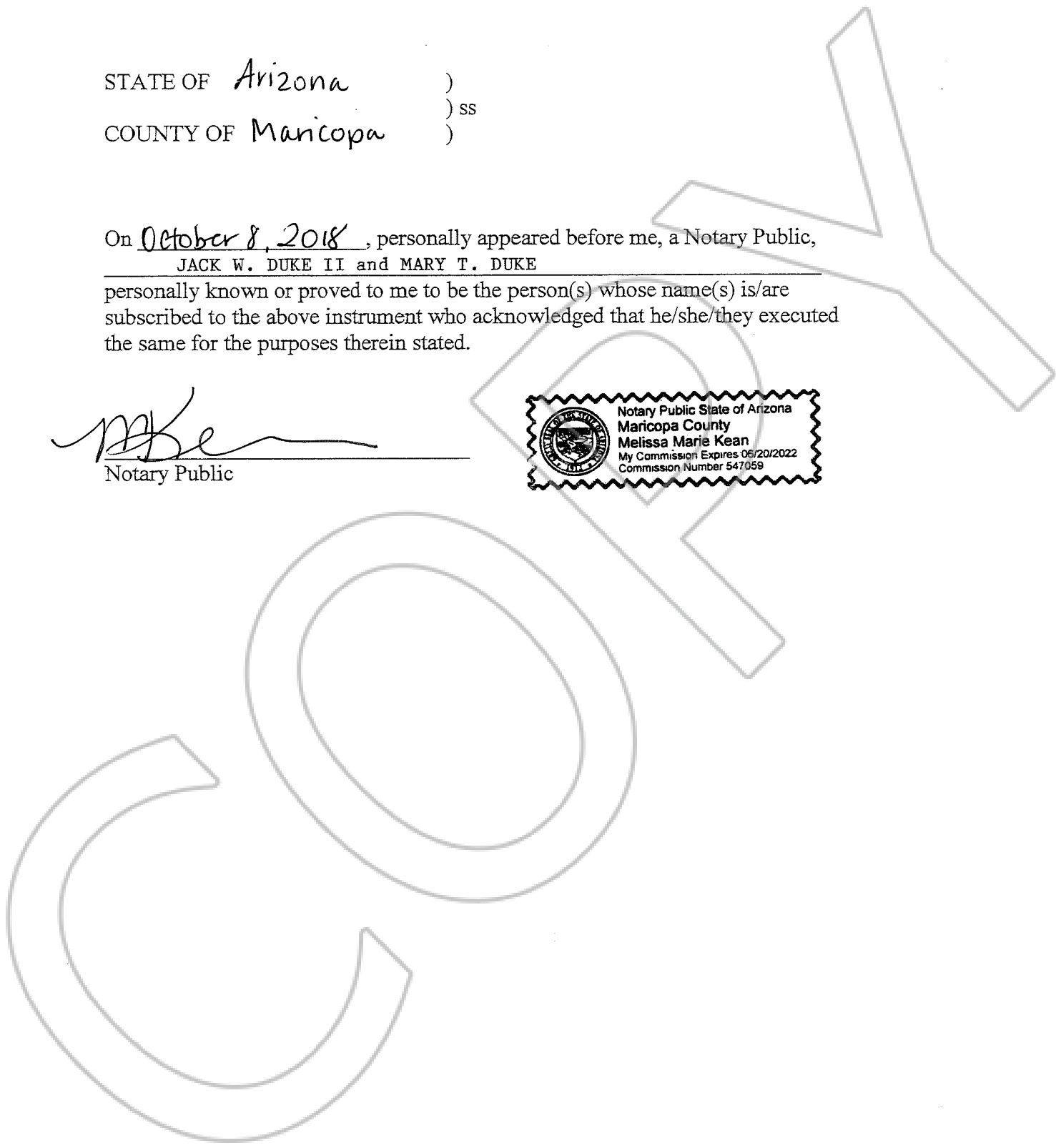
Jack W. Duke II  
Jack W. Duke II

Mary T. Duke  
Mary T. Duke

STATE OF *Arizona* )  
 ) SS  
COUNTY OF *Maricopa* )

On *October 8, 2018*, personally appeared before me, a Notary Public,  
JACK W. DUKE II and MARY T. DUKE  
personally known or proved to me to be the person(s) whose name(s) is/are  
subscribed to the above instrument who acknowledged that he/she/they executed  
the same for the purposes therein stated.

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



**EXHIBIT "A-1"**

**(28)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50<sup>th</sup> interest in and to Lot 28 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 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 023 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 Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 28 only, for one week each year in accordance with said Declarations.**

**A Portion of APN: 1319-30-643-028**

**EXHIBIT "A-2"**

**(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. 257 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**

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  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-643-028
- b) A ptn of 1319-30-645-003
- c) \_\_\_\_\_
- d) \_\_\_\_\_

| FOR RECORDER'S OPTIONAL USE ONLY  |            |
|-----------------------------------|------------|
| Document/Instrument No.           | _____      |
| Book _____                        | Page _____ |
| Date of Recording:                | _____      |
| Notes: <u>Verified Trust - JS</u> |            |

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

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \_\_\_\_\_ \$0.00  
 Real Property Transfer Tax Due: \_\_\_\_\_ \$0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: #7
  - b. Explain Reason for Exemption: Transfer property to Trust for no consideration
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: Jack W. Duke II Capacity: Grantor  
 Jack W. Duke II

Signature: Jack W. Duke II Capacity: Grantee  
 Jack W. Duke, II, Trustee

**SELLER (GRANTOR) INFORMATION**

Print Name: Jack W. Duke II  
 Address: 27035 West Mohawk Ln.  
 City/State/Zip Buckeye, AZ 85396

**BUYER (GRANTEE) INFORMATION**

Print Name: Jack W. Duke, II, Trustee  
 Address: 27035 West Mohawk Ln.  
 City/State/Zip Buckeye, AZ 85396

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

Company Name: Stewart Vacation Ownership Escrow No 20180726- TS/AH  
 Address: 3476 Executive Pointe Way #16  
 City Carson City State: NV Zip 89706