

DOUGLAS COUNTY, NV

2019-924569

RPTT:\$3.90 Rec:\$35.00

\$38.90 Pgs=3

01/15/2019 09:46 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-723-015
R.P.T.T	\$3.90
Escrow No.	20180968-TS/AH
Recording Requested By:	
Stewart Vacation Ownership	
Mail Tax Statements To:	
The Ridge Tahoe Property Owners Association P.O. Box 5790 Stateline, NV 89449	
When Recorded Mail To:	
James and Sandra Kawahito 7907 Stewart Ave. Los Angeles, CA 90045	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

FRANK FLETCHER, M.D. and **SHERRY WILLIAMS-FLETCHER**, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to


JAMES KAWAHITO and **SANDRA KAWAHITO**, husband and wife as joint tenants with right of survivorship

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, Naegle Building, Winter Season, Week # 33-134-48-02, 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: DECEMBER 22, 2018



Frank Fletcher, M.D.


Sherry Williams-Fletcher

ACKNOWLEDGMENT

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 Riverside

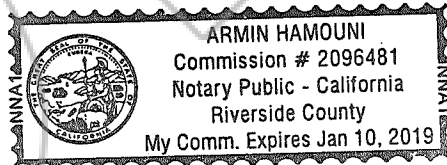
On 12/22/2018 before me, Armin Hamouni, Notary Public
(insert name and title of the officer)

personally appeared FRANK FLETCHER, M.D. and SHERRY WILLIAMS-FLETCHER,
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 Armin Hamouni (Seal)



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.

EXHIBIT "A"

(33)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 33 as shown on Tahoe Village Unit No. 3 - 13th 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 121 through 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and (B) Unit No. 134 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 III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, 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 Lots 31, 32 or 33 only, for one week each year in the Winter "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-723-015

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-723-015
- 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

	\$1,000.00
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	(_____)
Transfer Tax Value	\$1,000.00
Real Property Transfer Tax Due:	\$3.90

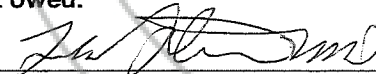
4. If Exemption Claimed:

- 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
 Frank Fletcher, M.D.

Signature: _____ Capacity: Grantee
 James Kawahito

SELLER (GRANTOR) INFORMATION

Print Name: Frank Fletcher, M.D.
 Address: 45600 Corte Royal
 City/State/Zip Temecula, CA 92592

BUYER (GRANTEE) INFORMATION

Print Name: James Kawahito
 Address: 7907 Stewart Ave.
 City/State/Zip Los Angeles, CA 90045

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

Company Name: Stewart Vacation Ownership Escrow No 20180968-TS/AH
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706