

DOUGLAS COUNTY, NV

2019-926385

RPTT:\$11.70 Rec:\$35.00

\$46.70 Pgs=3

03/06/2019 11:56 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

<b>A.P.N. #</b>	A portion of 1319-30-631-003
<b>R.P.T.T.</b>	\$11.70
<b>Escrow No.</b>	491032572
<b>Recording Requested By:</b>	
Stewart Vacation Ownership	
<b>Mail Tax Statements To:</b>	
Same as Below	
<b>When Recorded Mail To:</b>	
The Ridge Crest P.O.A.	
P.O. Box 5790	
Stateline, NV 89449	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MANUEL PIRES** and **CHRISTINE PIRES**, husband and wife


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

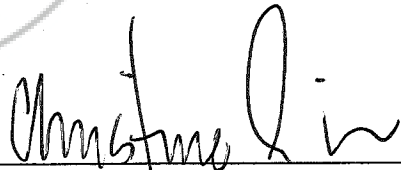
**RIDGE CREST PROPERTY OWNER'S ASSOCIATION**, a Nevada non-profit corporation and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Crest, Odd Year Use, Account #49-103-25-72, 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: 12/20/18

  
\_\_\_\_\_  
Manuel Pires

  
\_\_\_\_\_  
Christine Pires

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.

# 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 San Joaquin

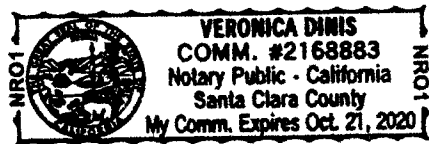
On Dec. 20<sup>th</sup>, 2018 before me, Veronica Dinis, Notary  
(insert name and title of the officer)

personally appeared MANUEL PIRES AND CHRISTINE PIRES  
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  (Seal)



**EXHIBIT "A"**

**(49)**

**A timeshare estate comprised of:**

**PARCEL 1: An undivided 1/102nd interest in and to that certain condominium estate described as follows:**

- (A) An undivided 1/26<sup>th</sup> interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.**
- (B) Unit No. 103 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.**

**PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, 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 "ALTERNATE USE WEEK" within the Odd-numbered years as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of 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 in The Ridge Crest project during said "ALTERNATE USE WEEK" as more fully set forth in the CC&R's.**

**A Portion of APN: 1319-30-631-003**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A portion of 1319-30-631-003
- 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

	<u>\$2,700.00</u>
Deed in Lieu of Foreclosure Only (Value of Property)	( _____ )
Transfer Tax Value	<u>\$2,700.00</u>
Real Property Transfer Tax Due:	<u>\$11.70</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: *Manuel Pires* Capacity: Grantor  
Manuel Pires

Signature: \_\_\_\_\_ Capacity: Grantee  
Ridge Crest Property Owner's Association

**SELLER (GRANTOR) INFORMATION**

Print Name: Manuel Pires  
Address: 615 Gold Street  
City/State/Zip Manteca, CA 95336

**BUYER (GRANTEE) INFORMATION**

Print Name: Ridge Crest Property Owner's Association  
Address: P.O. Box 5790  
City/State/Zip Stateline, NV 89449

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

Company Name: Stewart Vacation Ownership Escrow No 491032572  
Address: 3476 Executive Pointe Way #16  
City Carson City State: NV Zip 89706