

APN A Portion of 1319-30-722-006
RETURN RECORDED DEED TO
DAWN ELLERBROCK, ESQ
ALLISON MacKENZIE, LTD
P O Box 646
Carson City, NV 89702



KAREN ELLISON, RECORDER E07

MAIL TAX STATEMENTS TO
RICHARD E RYAN and
CASSANDRA L RYAN, Trustees
2644 Kayne Avenue
Minden, NV 89423

The persons executing this document hereby affirm
that this document submitted for recording does
not contain the social security number of any
person or persons pursuant to NRS 239B 030

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on March 13, 2019, by and between and RICHARD
E RYAN and CASSANDRA L RYAN, grantors, and RICHARD E RYAN and CASSANDRA
L RYAN, Trustees of THE RYAN FAMILY TRUST, grantees,

WITNESSETH

The grantors, for good and valuable consideration to them in hand paid by the
grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and
sell to the grantees, and to their successors and assigns, all that real property located in the County
of Douglas, State of Nevada, and more particularly described in EXHIBITS "A" and "B" attached
hereto

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their respective successors and assigns forever

IN WITNESS WHEREOF, the grantors have executed this deed on the day and year first above written



RICHARD E RYAN



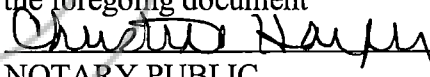
CASSANDRA L RYAN

STATE OF NEVADA)

ss

CARSON CITY)

On March 13, 2019, personally appeared before me, a notary public, RICHARD E RYAN and CASSANDRA L RYAN, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document



NOTARY PUBLIC

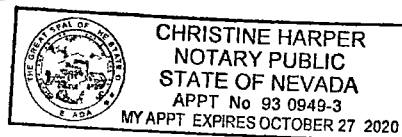


EXHIBIT "A"

A Timeshare Estate comprised of:

Parcel One

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

(a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 32 of 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 Official Records Douglas County, State of Nevada Except therefrom units 101 to 120 Amended Map and as corrected by said Certificate of Amendment

(b) Unit No 106 as shown and defined on said last mentioned map and as corrected by said Certificate of Amendment

Parcel Two

A non-exclusive right to use the real 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 those 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 the 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 January 11, 1982 as Document No 63825 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

NOTE For use with First Phase Deeds and Deeds of Trust on Lot 32

(Pursuant to NRS 111 312 this legal description in EXHIBIT "A" was previously recorded on November 29, 1993, as Document No 323596)

EXHIBIT "B"

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 32 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 101 through 120 (inclusive) 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, and (B) Unit No 106 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment, 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 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 and 33 only, for one week each year in the Winter "Season" as defined in and in accordance with said Declarations

(Pursuant to NRS 111 312 this legal description in EXHIBIT "B" was previously recorded on November 29, 1993, as Document No 323596)

State of Nevada Declaration of Value

1 Assessor Parcel Number(s):

- a) A Portion of 1319-30-722-006
- b) _____

2 Type of Property:

- a) Vacant Land
- b) Single Family Res
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other Timeshare

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book	_____ Page _____
Date of Recording	<u>3/25/19</u>
Notes	<u>Verified Trust AB</u>

3 Total Value/Sales Price of Property.

\$ _____

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value \$ _____

Real Property Transfer Tax Due \$ -0-

4 If Exemption Claimed:

- a Transfer Tax Exemption, per NRS 375 090, Section 7
- b Explain Reason for Exemption A transfer of title to a trust without consideration if a certificate of trust is presented at the time of transfer

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 Richard E Ryan Capacity Grantors

Signature Cassandra L Ryan Capacity Grantees

SELLER (GRANTOR) INFORMATION
REQUIRED

Print Name Richard E Ryan and Cassandra L Ryan

Address 2644 Kayne Avenue

City Minden

State NV Zip 89423

BUYER (GRANTEE) INFORMATION
REQUIRED

Print Name Richard E Ryan and Cassandra L Ryan

Trustees of THE RYAN FAMILY TRUST

Address 2644 Kayne Avenue

City Minden

State NV Zip 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name ALLISON MacKENZIE, LTD Escrow # _____

Address P O BOX 646

City Carson City State NV Zip 89702