

APN:42-283-08

Prepared By and Return To::

Go Properties, Inc.
(Without Title Examination)
Eric Wyatt Space
48 Lusscroft Rd.
Wantage, NJ 07461

Mail Tax Statement To:

RIDGE TAHOE P.O.A.
P.O. Box 5790
Stateline, NV 89449

DOUGLAS COUNTY, NV

2019-928096

RPTT:\$3.90 Rec:\$35.00

\$38.90 Pgs=3

04/23/2019 08:55 AM

GO PROPERTIES

KAREN ELLISON, RECORDER

GRANT DEED

THIS DEED shall operate to perform the transfer of title from RONALD L. MURRAY AND MARGARET R. MURRAY, TRUSTEES OF THE RONALD L. & MARGARET R. MURRAY TRUST, with full authority and power to buy, sell, trade, exchange, mortgage or otherwise deal with the assets of the trust as may be necessary in the best interest of the trust ("Grantor(s)") to W. JAY READY, a single man and KIRK J. NYBERG, a single man, as joint tenants with right of survivorship, whose address is 11604 S.W. Royal Villa Drive Tigard, Oregon 97224 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;

IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 2/25/19

GRANTOR(S): THE RONALD L. & MARGARET R. MURRAY TRUST

Ronald L. Murray
RONALD L. MURRAY-TRUSTEE

Margaret R. Murray
MARGARET R. MURRAY-TRUSTEE

Signed, Sealed and Delivered in the Presence Of:

STATE OF: California

COUNTY OF: Alameda

THE 25 DAY OF February, 20 19, RONALD L. MURRAY-TRUSTEE and MARGARET R. MURRAY-TRUSTEE, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

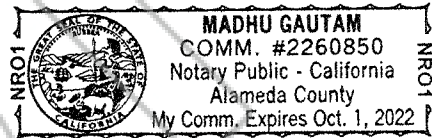
Signature: Madhu Gautam

Printed Name: Madhu Gautam

A Notary Public in and for said State

My Commission Expires: Oct 1, 2022

Press Notarial Seal or Stamp Clearly and Firmly



DOUGLAS COUNTY

EXHIBIT "A" (37)

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

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

- (A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. 184 as shown and defined on said last Condominium Plan.

PARCEL TWO

- (A) a non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed 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.B. & M.; and
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M. 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 modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The Exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, 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 for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the swing season, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of APN 41-28-10

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 42-283-08
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input checked="" type="checkbox"/> Other <u>Timeshare</u> | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 501.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 501.00
 d. Real Property Transfer Tax Due \$ 3.50

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 [Signature] Capacity: Closing Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ronald and Margaret Murray
 Address: 5698 Lydia Court
 City: Livermore
 State: CA Zip: 94550

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kirk J. Nyberg and W. Jay Read
 Address: 11604 S.W. Royal Villa Dr.
 City: Tigard
 State: OR Zip: 97224

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Eric Wyatt Space
 Address: 48 Lusscroft Rd
 City: Wantage

Escrow # 10332
 State: NJ Zip: 07461