

DOUGLAS COUNTY, NV

2019-930020

RPTT:\$7.80 Rec:\$35.00

\$42.80 Pgs=3

06/07/2019 08:25 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. # A portion of 1319-30-643-008

R.P.T.T. \$7.80

Escrow No. 28-007-02-71

Recording Requested By:

Stewart Vacation Ownership

Mail Tax Statements To:

The Ridge Tahoe P.O.A.

P.O. Box 5790

Stateline, NV 89449

When Recorded Mail To:

19537 Mountain Meadow N.

Hidden Valley Lake, CA 95467

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

THE RIDGE TAHOE PROPERTY OWNERS' ASSOCIATION, a Nevada nonprofit corporation for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

JOHN M. O'KEEFFE III, and **JOAN C. O'KEEFFE**, 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, Terrace Building, Odd Year Use, Account #28-007-02-71, 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: 5/31/19

Ridge Tahoe Property Owners' Association, a Nevada non-profit corporation

BY: 

Steven C. Wilhite
Authorized Agent

STATE OF Nevada)
COUNTY OF Douglas) ss

On 5/29/2019, personally appeared before me, a Notary Public,
Steven C. Wilhite
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.

Terrie A. Jones
Notary Public

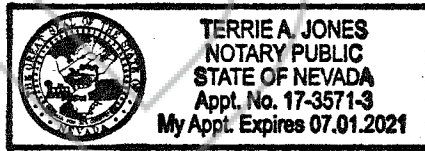


EXHIBIT "A"

(28)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 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 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 007 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: 1319-30-643-008

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) A portion of 1319-30-643-008
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

2. Type of Property
- | | | | |
|--|------------------------|-----------------------------|-------------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Family Residence |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apartment Bldg. | f) <input type="checkbox"/> | Commercial/Industrial |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other <u>Timeshare</u> | | |

3. Total Value/Sales Price of Property \$1,714.70
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$1,714.70
 Real Property Transfer Tax Due: \$7.80

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: [Signature] Capacity: Grantor
Ridge Tahoe Property Owners' Association, a Nevada non-profit corporation

Signature: _____ Capacity: Grantee
John M. O'Keeffe III

SELLER (GRANTOR) INFORMATION

Ridge Tahoe Property Owners' Association, a Nevada non-profit corporation
 Print Name: _____
 Address: P.O. Box 5790
 City/State/Zip: Stateline, NV 89449

BUYER (GRANTEE) INFORMATION

John M. O'Keeffe III
 Print Name: _____
 Address: 19537 Mountain Meadow N
 City/State/Zip: Hidden Valley Lake, CA 95467

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

Company Name: Stewart Vacation Ownership Escrow No 28-007-02-71
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706