

APN: PTN 1319-30-720-001

Prepared By and Return To:  
Resort Closings, Inc.  
(Without Title Examination)  
3701 Trakker Trail Suite 2J  
Bozeman, MT 59718  
Escrow #22312

Mail Tax Statement To:  
THE RIDGE TAHOE  
400 RIDGE CLUB DRIVE  
STATELINE, NV 89449

DOUGLAS COUNTY, NV  
RPTT:\$3.90 Rec:\$35.00  
\$38.90 Pgs=3  
RESORT CLOSINGS, INC.  
KAREN ELLISON, RECORDER

**2019-932775**

**07/30/2019 01:13 PM**

## GRANT DEED

THIS DEED shall operate to perform the transfer of title from RUTH M. GUEVARA, TRUSTEE OF THE GUEVARA LIVING TRUST DATED AUGUST 16, 1994, 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 GLEN M. KAISER AND SHAREN L. KAISER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, WHOSE ADDRESS IS 6409 EAST MORADA LANE, STOCKTON, CA 95212 ("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: July 24, 2019

GRANTOR(S): THE GUEVARA LIVING TRUST DATED AUGUST 16, 1994

Ruth M. Guevara  
RUTH M. GUEVARA, TRUSTEE

*Signed, Sealed and Delivered in the Presence Of:*

STATE OF: California

COUNTY OF: Santa Clara

THE 24 DAY OF July, 2019, RUTH M. GUEVARA, TRUSTEE OF THE GUEVARA LIVING TRUST DATED AUGUST 16, 1994, 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: Robert G. Zelenka

Printed Name: Robert G. Zelenka

A Notary Public in and for said State

My Commission Expires: Sept. 29, 2022

*Press Notarial Seal or Stamp Clearly and Firmly*

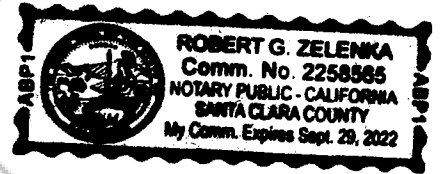


EXHIBIT "A"

A timeshare estate comprised of:

Parcel One:

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

- (a) An undivided 1/20<sup>th</sup> interest as tenants-in-common, in and to Lot 33 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 unit 121 to 140 as shown and defined on that certain Condominium Plan recorded August 20, 1982. as Document No. 70305 of Official Records.
- (b) Unit No. 126 as shown and defined on said Condominium Plan.

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, 30, 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.
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 5<sup>th</sup> 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 SUMMER "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Recorders. 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.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-30-720-001  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land    b)  Single Fam. Res.  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg    f)  Comm'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$801.95  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \$801.95  
 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: \_\_\_\_\_ %

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 *Kelly Morrison* Capacity \_\_\_\_\_ Agent \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Agent \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Ruth M. Guevara, Trustee  
 Address: 1139 Olive Branch Lane  
 City: San Jose  
 State: 95120 Zip: 95120

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Glen M & Sharen L. Kaiser  
 Address: 6409 E Morada Lane  
 City: Stockton  
 State: CA Zip: 95212

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Resort Closings, Inc Escrow # 22312  
 Address: 3701 Trakker Trail, Suite 2J  
 City: Bozeman State: MT Zip: 59718

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)