

DOUGLAS COUNTY, NV

2019-934023

RPTT:\$11.70 Rec:\$35.00

\$46.70 Pgs=3

08/20/2019 09:43 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	A ptn of 1319-30-645-003
<b>R.P.T.T.</b>	\$ 11.70
<b>File No.:</b>	RTAVTS19164567
<b>Recording Requested By:</b> Stewart Title Guaranty Company	
<b>Mail Tax Statements To:</b> Ridge Tahoe P.O.A. P.O. Box 5790 Stateline, NV 89449	
<b>When Recorded Mail To:</b> BENJAMIN BURTON and TASSIE BURTON 4820 Grazing Hill Rd. Latrobe, CA 956824820 Grazing Hill Rd.	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **RYAN KINLEY and SHEILA KINLEY, husband and wife and SCOTT LEIDICH, a married man as his sole and separate property** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **BENJAMIN BURTON and TASSIE BURTON, Trustees of the BENJAMIN AND TASSIE BURTON FAMILY TRUST**, dated September 12, 2011, and any amendments thereto and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Cascade Building, Emerald Suite, Account #42-295-44-01, 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: 8/12/19

Ryan Kinley  
Ryan Kinley

Sheila Kinley  
Sheila Kinley

Scott Leidich  
Scott Leidich

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.

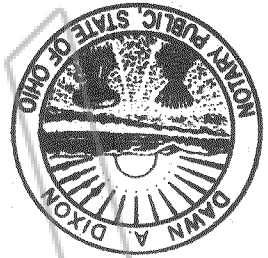
State of OHIO )  
 ) ss  
County of CUYAHOGA )

This instrument was acknowledged before me  
on the 12<sup>th</sup> day of AUGUST, 2019

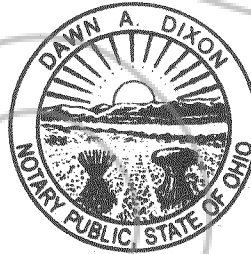
By: RYAN KINLEY and SHEILA KINLEY

Signature: *Dawn A. Dixon*  
Notary Public

DAWN A. DIXON  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Expires  
April 20, 2021



*Dawn A. Dixon*  
DAWN A. DIXON  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Expires  
April 20, 2021

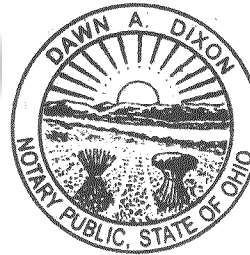


State of OHIO )  
 ) ss  
County of CUYAHOGA )

This instrument was acknowledged before me  
on the 12<sup>th</sup> day of AUGUST, 2019

By: SCOTT LEIDICH

Signature: *Dawn A. Dixon*  
Notary Public



*Dawn A. Dixon*  
DAWN A. DIXON  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Expires  
April 20, 2021

**EXHIBIT "A"**

(42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>ths</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 295 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

**BEGINNING** at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-645-003  
 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  
 Other Timeshare

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property      \$ 3,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 3,000.00  
 d. Real Property Transfer Tax Due      \$ 11.70

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 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 \_\_\_\_\_ Capacity \_\_\_\_\_ Grantor \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: RYAN KINLEY  
 Address: 30942 Wind Hollow Ln.  
 City: North Olmsted  
 State: OH Zip: 44070

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: BENJAMIN BURTON  
 Address: 4820 Grazing Hill Rd.  
 City: Latrobe  
 State: CA Zip: 95682

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Guaranty Company Escrow # RTAVTS19164567  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED