

APN 1319-30-644-076

WHEN RECORDED MAIL TO:
Darius S. Moghaddam
868 Amador Circle
Carson City, NV 89705



KAREN ELLISON, RECORDER

MAIL TAX STATEMENTS TO:
The Ridge Tahoe P.O.A.
P.O. Box 5790
Stateline, NV 89449

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That GRADY T. NELSON AND
CLAIRE E. NELSON, Trustees of the NELSON TRUST, dated June 14, 1999

in consideration of TEN DOLLARS (10.00) and other valuable consideration, the receipt
of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND
CONVEY TO:

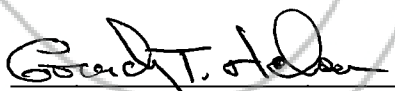
DARIUS S. MOGHADDAM, a married man
as his sole and separate property

all that certain real property being more particularly described on EXHIBIT "A" attached
hereto and, by this reference, made a part hereof.

The Ridge Tahoe Inventory No. 37-167-43-01

TOGETHER WITH, all and singular, the tenements, hereditaments and
appurtenances thereunto belonging or in anywise appertaining.

WITNESS our hand this 20 day of SEPTEMBER, 2019.


GRADY T. NELSON, Trustee


CLAIRE E. NELSON, Trustee

STATE OF Wisconsin)
)ss:
COUNTY OF Waukesha)

This instrument was acknowledged before me on 20th day of September
2019, by Grady T. Nelson and Claire E. Nelson.

Emma Hassler
NOTARY PUBLIC

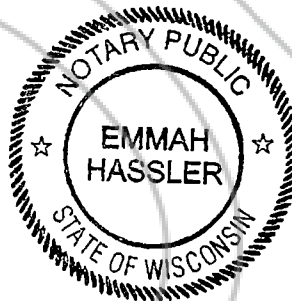


EXHIBIT "A"

PROPERTY: LOT 37 and UNIT NO. 167, THE RIDGE TAHOE

Legal Description:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 167 as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, 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 Lot 37 only, for one week each year in the Swing "Season" as defined in and in accordance with said Declarations.

A portion of APN: 1319-30-644-076

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-644-076
 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: \$ \$500.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ \$500.00
 Real Property Transfer Tax Due: \$ \$1.95

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.

X Signature Grady & Claire Nelson Capacity _____ Grantor
 X Signature Claire Nelson Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Grady & Claire Nelson, Trustees
 Address: N63W23839 Terrace Dr.
 City: Sussex
 State: WI Zip: 53089

Print Name: Darius S. Moghaddam
 Address: 868 Amador Circle
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Charles Wilson Escrow # _____
 Address: P.O. Box 1150
 City: Carson City State: Nevada Zip: 89702

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