

DOUGLAS COUNTY, NV

2019-936502

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

10/11/2019 08:53 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	A ptn of 1319-30-527-001
<b>R.P.T.T.</b>	\$ 1.95
<b>File No.:</b>	RTAVTS19174363
<b>Recording Requested By:</b> <b>Stewart Title Guaranty Company</b>	
<b>Mail Tax Statements To:</b> Ridge Sierra P.O.A. c/o QM Resorts 515 Nichols Blvd. Sparks, NV 89431	
<b>When Recorded Mail To:</b> DANIEL ROHR and PAMELA ROHR 3250 Short Rd. Santa Ynez, CA 93460	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**LINDA L. WRIGHT**, a single woman  
and **DEBORAH C. GUERRERO**, who erroneously acquired title as **DEBORAH C. GUERRRERO**, a single woman

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

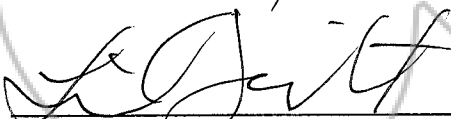
**DANIEL ROHR and PAMELA ROHR, husband and wife as joint tenants with right of survivorship,**

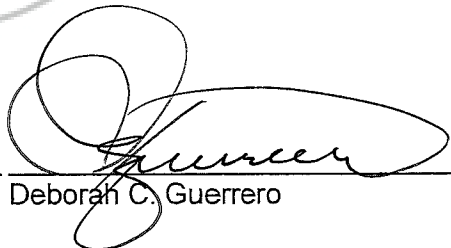
and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Sierra, Two Bedroom, Prime Season, 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: 10/3/19

  
Linda L. Wright

  
Deborah C. Guerrero

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of SAN MATEO

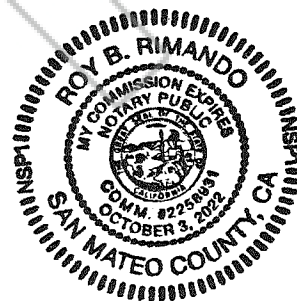
On 10/03/2019 before me, ROY B. RIMANDO, NOTARY PUBLIC,  
(insert name and title of the officer)

personally appeared LINDA L. WRIGHT and DEBORAH C. GUERRERO,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature R B R (Seal)



**EXHIBIT "A"**

**(Sierra 04)**

**A timeshare estate comprised of:**

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

**(A) An undivided 1/6<sup>th</sup> interest as tenants in common, in and to the Common Area of Lot 20 of Tahoe Village Unit No. 1, as shown on the map recorded December 27, 1983, as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.**

**(B) Unit No. A-1 as shown and defined on said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada.**

**PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.**

**PARCEL 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above, during one "USE WEEK" within the Prime "use season" as that term is defined in the Second Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "USE WEEK" in the above referenced "use season" as more fully set forth in the CC&R's.**

**A Portion of APN: 1319-30-527-001**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-527-001  
 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  
 Other Timeshare

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

3. a. Total Value/Sales Price of Property      \$ 500.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 500.00  
 d. 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: 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 *L. Wright* Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: LINDA L. WRIGHT  
 Address: 336 Precita Ave.  
 City: San Francisco  
 State: CA Zip: 94110

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: DANIEL ROHR  
 Address: 3250 Short Rd.  
 City: Santa Ynez  
 State: CA Zip: 93460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Guaranty Company Escrow # RTAVTS19174363  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED