

APN 1319-30-542-020



00108256202009434360040045

KAREN ELLISON, RECORDER

E07

WHEN RECORDED MAIL TO:  
Kimberley Sue Saunders Post  
9413 Belmont Lane  
Waxhaw, NC 28173

MAIL TAX STATEMENTS TO:  
The Ridge Sierra  
P.O. Box 859  
Sparks, NV 89432

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That, REBA S. SAUNDERS, a widow

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

REBA S. SAUNDERS AND KIMBERLEY SUE SAUNDERS POST, Trustees, or their successors in trust, under THE PAUL E. AND REBA S. SAUNDERS 1997 FAMILY TRUST, dated March 12, 1997, an any amendments thereto.

all that real property situate in the County of Douglas, State of Nevada, being more particularly described on EXHIBIT "A" attached hereto and by this reference, made a part hereof.

Alternate Use Week: Both Use Season: Prime

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

WITNESS our hand this 13th day of January, 2020

Reba S. Saunders  
REBA S. SAUNDERS

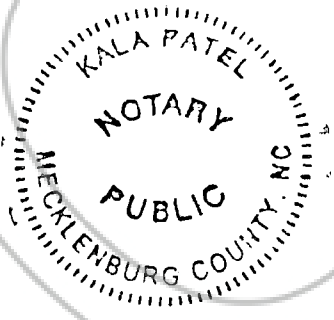
Kimberley Sue Saunders Post  
KIMBERLEY SUE SAUNDERS POST

By Kimberley Sue Saunders Post, her Attorney in Fact

STATE OF *North Carolina* )  
 ) SS:  
COUNTY OF *Mecklenburg* )

This instrument was acknowledged before me on January 13<sup>th</sup>, 2020,  
by Kimberley Sue Saunders Post.

*Kala Patel*  
\_\_\_\_\_  
NOTARY PUBLIC *Kala Patel*  
MY COMMISSION EXPIRES APRIL 11, 2021



**EXHIBIT "A"**  
**(Sierra 01) 01-004-03-02**

A timeshare estate comprised of:

PARCEL 1: An undivided 1/51<sup>st</sup> 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 4** of Tahoe Village Unit No. 1, as shown on the map recorded December 27<sup>th</sup>, 1983, as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said in 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. **A4** 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 said as 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 "ALTERNATIVE USE WEEK" in **BOTH** 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: 1319-30-542-020

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1319-30-542-020
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |  |                        |                             |                 |
|--|------------------------|-----------------------------|-----------------|
| a) <input type="checkbox"/>            | Vacant Land            | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse           | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.             | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural           | h) <input type="checkbox"/> | Mobile Home     |
| i) <input checked="" type="checkbox"/> | Other <u>TIMESHARE</u> |                             |                 |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>Verbal Trust</u>

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ 500.

Transfer Tax Value: \$ 500.

Real Property Transfer Tax Due: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: TRANSFER title to a trust  
WITHOUT CONSIDERATION

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 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 AGENT

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: REBA S. SAUNDERS

Address: 9413 BELMONT LN.

City: WAXHAZ

State: NC Zip: 28175

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: KIMBERLEY SUE SAUNDERS Post, trustee

Address: 9413 BELMONT LN.

City: WAXHAZ

State: NC Zip: 28175

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: THE PIONEER SIERRA PROPERTY OWNERS ASSOCIATION Escrow # N/A

Address: 515 NICHOLS BLVD.

City: SPARKS State: NV Zip: 89431