

DOUGLAS COUNTY, NV

2020-952771

RPTT:\$3.90 Rec:\$40.00

\$43.90 Pgs=3

09/17/2020 02:58 PM

RESORT CLOSINGS, INC.

KAREN ELLISON, RECORDER

A portion of APN:42-010-40

Prepared By and Return To:  
Resort Closings, Inc.  
(Without Title Examination)  
3701 Trakker Trail Suite 2J  
Bozeman, MT 59718  
Escrow #64667

Mail Tax Statement To:  
HOLIDAY INN TAHOE RIDGE RESORT  
400 Ridge Club Drive  
Stateline, NV 89449

## GRANT DEED

THIS DEED shall operate to perform the transfer of title from MERLIN L MILLER and KATHLEEN M MILLER, HUSBAND AND WIFE, AS JOINT TENANTS ("Grantor(s)") to BRYAN MORRISSEY AND JILL MORRISSEY, HUSBAND AND WIFE, AS JOINT TENANTS, whose address is 5951 CABRAL AVE SAN JOSE, CA 95123 ("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: 9-14-2020

GRANTOR(S):

Merlin L Miller, by Jinger Jewell,  
MERLIN L MILLER, BY JINGER JEWELL AIF

Kathleen M Miller, by Jinger Jewell,  
KATHLEEN M MILLER, BY JINGER JEWELL AIF

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

STATE OF: Montana

COUNTY OF: Ballantyne

THE 14 DAY OF September, 2020, JINGER JEWELL, AIF FOR MERLIN L MILLER and KATHLEEN M MILLER, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

*Press Notarial Seal or Stamp Clearly and Firmly*

Signature: Jodie R. Matzen

Printed Name: Jodie R. Matzen

A Notary Public in and for said State

My Commission Expires: 2/4/2022

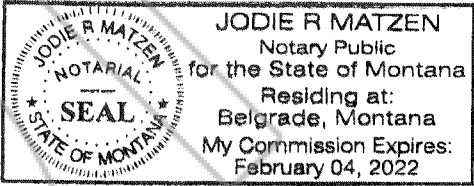


EXHIBIT "A"

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th 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. 297 as shown and defined on said map; together 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. 351461, and as further amended by the Second Amendment of 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.  $43^{\circ}19'06''$  E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S.  $52^{\circ}20'29''$  E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;  
thence S.  $14^{\circ}00'00''$  W., along said Northerly line, 14.19 feet;  
thence N.  $52^{\circ}20'29''$  W., 30.59 feet;  
thence N.  $37^{\circ}33'12''$  E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) portion of 42-010-40  
 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: \$ \$535.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \$535.00  
 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 375.036, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Jinger Jewell* Capacity \_\_\_\_\_ Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Agent

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Merlin and Kathleen Miller  
 Address: 2250 SE Elderberry Lane  
 City: Grand Pass  
 State: OR Zip: 97527

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Bryan and Jill Morrissey  
 Address: 5951 Cabral Ave  
 City: San Jose  
 State: CA Zip: 95123

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: Resort Closings, Inc Escrow # 64667  
 Address: 3701 Trakker Trail, Suite 2J  
 City: Bozeman State: MT Zip: 59718

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