

DOUGLAS COUNTY, NV

2020-956691

RPTT:\$5.85 Rec:\$40.00

\$45.85 Pgs=3

11/19/2020 08:23 AM

VIN

KAREN ELLISON, RECORDER

APN: PTN: 1319-30-542-017

Recording requested by:
ROBERT WADDELL TILLER
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # 180061417001A

Mail Tax Statements To: WIGGENS FAMILY HOLDINGS, LLC, 123 West 1st Street, Suite 675, Casper, Wyoming 82601

Consideration: \$1050.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, ROBERT WADDELL TILLER and FRANCES WONG TILLER, as Trustee of THE TILLER FAMILY TRUST, Dated August 24, 2007, with the full power and authority to Protect, Conserve, Sell, Convey, Lease, Encumber or otherwise to manage and dispose of the real property described herein, whose address is 1737 Walnut Creek Drive, Chino Hills, California 91709, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: WIGGENS FAMILY HOLDINGS, LLC, a Wyoming Limited Liability Company, Tenant in Severalty, whose address is 123 West 1st Street, Suite 675, Casper, Wyoming 82601, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as The Ridge Sierra, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: July 3, 2017

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

Yang Y. RHO
Witness #1 Sign & Print Name: Yang Y. RHO

Robert Waddell Tiller
ROBERT WADDELL TILLER, Trustee

Michael Valenzuela
Witness #2 Sign & Print Name: Michael Valenzuela

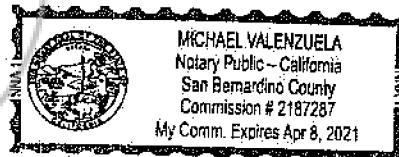
Frances Wong Tiller
FRANCES WONG TILLER, Trustee

STATE OF California) SS
COUNTY OF San Bernardino

On July 3, 2017, before me, the undersigned notary, personally appeared, ROBERT WADDELL TILLER and FRANCES WONG TILLER, personally known to me (or 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.

WITNESS my hand and official seal.

SIGNATURE: *Michael Valenzuela*



My Commission Expires: Apr. 8, 2021

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 1/6th 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. B3 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 for use and enjoyment and incidental purposes over, on and through the Common Areas 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 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 First Amended Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "C,C & 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 in the C,C & R's.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. PTN: 1319-30-542-017
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 1,050.00
- b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
- c. Transfer Tax Value: \$ 1,050.00
- d. Real Property Transfer Tax Due \$ 5.85

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00 %

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 Melanie J Luno Capacity Agent

Signature Melanie J Luno Capacity Agent

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: The Tiller Family Trust
 Address: 1737 Walnut Creek Drive
 City: Chino Hills
 State: CA Zip: 91709

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Wiggins Family Holdings, LLC
 Address: 123 West 1st Street, Suite 675
 City: Casper
 State: WY Zip: 82601

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Timeshare Closing Services
 Address: 8545 Commodity Circle
 City: Orlando

Escrow #: 180061417001
 State: FL Zip: 32819

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED