

DOUGLAS COUNTY, NV

2021-960130

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

01/19/2021 09:50 AM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

Mail tax statements to:
RIDGE TAHOE PROP OWNERS ASSN
C/O RESORTS WEST
PO BOX 5790
STATELINE, NV 89449

Recording requested by:
Lawrence A. Hyde

Return to:
LT Transfers
4513 Hwy 129N
Cleveland, GA 30528

Portion of APN # 1319-30-645-003

GRANT, BARGAIN, SALE DEED
THE RIDGE TAHOE

This indenture, made this 11 day of January, 2021, between **Lawrence A. Hyde and Susanne Hyde, Husband and Wife as Joint Tenants with Right of Survivorship**, whose address is: 2923 Knollwood Drive, Cameron Park, California 95682, hereinafter called the "Grantors", and **Bryan Morrissey, A Married Man as His Sole and Separate Property**, whose address is: 5951 Cabral Avenue, San Jose, California 95123, hereinafter called the "Grantees".

WITNESSETH:

That said Grantor, for a good and valuable consideration, in hand paid to Grantor by Grantee, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Grantee and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in Douglas County, Nevada, to wit:

"SEE ATTACHED EXHIBIT "A"

DERIVATION: This is the same property conveyed to Grantor by Deed recorded on September 20, 1995 as Document Number 370819 in Book 0995 at Page 2972 of Official Records of Douglas County, Nevada.

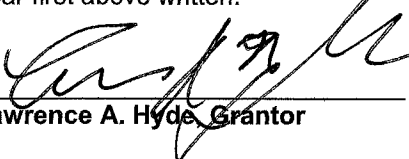
TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

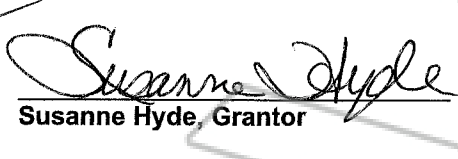
SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD, all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.


Lawrence A. Hyde, Grantor


Susanne Hyde, Grantor

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.

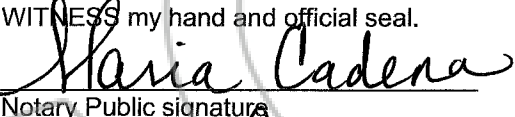
STATE OF CALIFORNIA

COUNTY OF El Dorado

On January 11, 2021 before me, Maria Cadena, Notary Public, personally appeared **Lawrence A. Hyde and Susanne Hyde**, 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.


Notary Public signature

Maria Cadena
Notary printed name

My commission expires: 12/26/2024

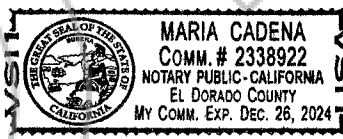


EXHIBIT "A"

A Timeshare Estate comprised of:

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48^{ths} 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. 262**, as shown and defined on said map; 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 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. 361461, and as further amended by the Second Amendment to 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 every other year in **ODD** numbered years 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°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° 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° 00' 00" W., along said Northerly line, 14.19 feet; thence N. 52° 20' 29" W., 30.59 feet; thence N. 37° 33' 12" E., 13.00 feet to the POINT OF BEGINNING.

END OF EXHIBIT "A"

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. Portion of 1319-30-645-003
 b. _____
 c. _____
 d. _____

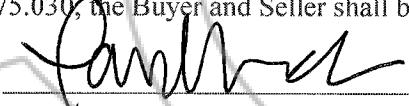
2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other: Timeshare

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: _____ %
 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  Capacity: Agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Lawrence A. Hyde
 Address: 2923 Knollwood Drive
 City: Cameron Park
 State: California Zip: 95682

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Bryan Morrissey
 Address: 5951 Cabral Avenue
 City: San Jose
 State: California Zip: 95123

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ready Legal Support, Inc. Escrow # _____
 Address: 4513 Hwy 129 N
 City: Cleveland State: GA Zip: 30528