

A portion of APN: 1319-30-720-001
A portion of APN: 1319-30-645-002

Mail tax statements to:

Ridge Tahoe Property Owners Assoc.
PO Box 5790
Stateline, NV 89449

Prepared by and return to:

Susie Bell
Timeshare Closings for Less, Inc.
1540 International Parkway, Suite 2000
Lake Mary, FL 32746

GRANT, BARGAIN and SALE DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For the valuable consideration of Two Thousand Dollars (\$2000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Robert K. Knowlton and Joan F. Knowlton, Trustees of the Knowlton Living Trust dated January 9, 1996 and any amendments thereto** (hereinafter referred to as "Grantor"), whose address is 10379 East White Feather Lane, Scottsdale, AZ 85262 do hereby grant, bargain, sell, convey and confirm unto **John Jarrett, an unmarried man** (hereinafter referred to as "Grantee"), whose mailing address is 5455 Amber Falls Drive, Shingle Springs, CA 95682, the following property located in the County of Douglas, State of Nevada, to-wit:

Parcel One: An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38th interest in and to Lot 34 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 as shown on that certain Condominium Plan recorded June 22, 1987, as Document Number 156903; and (B) Unit Number 018 as shown and defined on said Condominium Plan;

Parcel Two: (A) a non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed re-recorded December 8, 1981, as Document Number 63026, being over a portion of Parcel 26-A (described in Document Number 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B.&M.; and (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village Number 3, recorded April 9, 1986, as Document Number 133178 of Official Records, Douglas County, State of Nevada.

Parcel Three: a non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit Number 3-10 Amended Map, Recorded September 21, 1990 as Document Number 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East, M.D.B.&M. for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Documents Number 63681, in Book 173 Page 229 of Official Records and in modifications thereof; (1) recorded September 28, 1973, as Document Number 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976 as Document Number 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document Number 207446, in Book 789 Page 3011.

Parcel Four: a non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit Number 3-10 Amended Map, Recorded September 21, 1990 as Document Number 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19

East M.D.B.&M. for all of those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document Number 96758 and as amended from time to time of Official Records of Douglas County State of Nevada.

Parcel Five: The exclusive right to use a Unit of the same Unit Type as described in the Declaration of Annexation of the Ridge Tahoe Phase Three recorded June 22, 1987, as Document Number 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (A) of Parcel One and Parcel Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document Number 96758 of Official Records of Douglas County, during **ONE** use week with the **PRIME** Season as said term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Three Establishing Phase Four.

AND

Parcel One: An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38th interest in and to Lot 34 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 as shown on that certain Condominium Plan recorded June 22, 1987, as Document Number 156903; and (B) Unit Number 027 as shown and defined on said Condominium Plan;

Parcel Two: (A) a non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed re-recorded December 8, 1981, as Document Number 63026, being over a portion of Parcel 26-A (described in Document Number 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B.&M.; and (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village Number 3, recorded April 9, 1986, as Document Number 133178 of Official Records, Douglas County, State of Nevada.

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This conveyance is accepted by the Grantee subject to: taxes not yet due and payable for the current year and then beyond; all conditions, restrictions, limitations, reservations, easements, mineral reservations, and other matters of record, including without limitation the said Declaration as the same may be amended.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property. Grantor hereby warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, thought or under Grantor.

COOPER

In witness whereof, Grantor has signed and sealed these presents the day and year written below.

Robert K. Knowlton
Robert K. Knowlton as Trustee

Joan F. Knowlton
Joan F. Knowlton as Trustee

STATE OF Arizona
COUNTY OF Maricopa

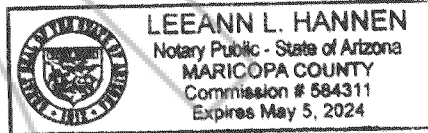
On December 3, 2020 before me LeeAnn L. Hannen, a notary public, personally appeared **Robert K. Knowlton and Joan F. Knowlton** who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity and that by their signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

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

(Seal Below)

WITNESS my hand and official seal.

LeeAnn L. Hannen, Notary Public
Notary Signature



Grant, Bargain and Sale Deed
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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. A portion of APN: 1319-30-720-001
 b. A portion of APN: 1319-30-645-002
 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 \$ 2000.00
 b. Deed in Lieu of Foreclosure Only (value of property (0))
 c. Transfer Tax Value: \$ 2000.00
 d. Real Property Transfer Tax Due \$ 7.80

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 [Signature] Capacity: title agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Robert K. Knowlton, Trustee
 Address: 10379 East White Feather Ln
 City: Scottsdale
 State: AZ Zip: 85262

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: John Jarrett
 Address: 5455 Amber Falls Drive
 City: Shingle Springs
 State: CA Zip: 95682

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

Print Name: Timeshare Closings for Less
 Address: 1540 International Parkway
 City: Lake Mary

Escrow # _____
 State: FL Zip: 32746