

DOUGLAS COUNTY, NV

**2021-972617**

RPTT:\$17.55 Rec:\$40.00

\$57.55 Pgs=5

**08/17/2021 08:34 AM**

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

**APN:** 1319-30-724-024 PTN

Recording requested by:

Craig Britton Batts

and when recorded mail to:

Timeshare Closing Services, LLC.

8545 Commodity Circle

Orlando, FL 32819

www.timeshareclosingservices.com

Escrow # 42052021001

---

Mail Tax Statements To: Jerry C Saich, 3860 Kieber Way, Placerville, California 95667

Consideration: \$4500.00

## **Grant, Bargain, Sale Deed**

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Craig Britton Batts, a married man and Courtney Machel Poythress Phillipie, a married woman as Joint Tenants with Rights of Survivorship, whose address is 5092 Harvestview Dr, Mebane, North Carolina 27302, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Jerry C Saich and Jonnie Dea Saich, Husband and Wife, as Joint Tenants with Right of Survivorship, whose address is 3860 Kieber Way, Placerville, California 95667, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Ridge Tahoe, 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: 8/6/2021

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

Jenny Larusso  
Witness #1 Sign & Print Name:

Courtney Machel Poythress Phillippe  
Courtney Machel Poythress Phillippe

Kristienne Tyson  
Witness #2 Sign & Print Name:

STATE OF North Carolina SS  
COUNTY OF Alamance

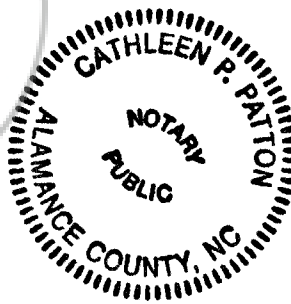
The foregoing instrument was acknowledged before me, undersigned notary by means of  
x physical presence or \_\_\_\_\_ Online Notarization

On this 6<sup>th</sup> day of August, 2021, by Courtney Machel Poythress Phillippe, personally known to me (or who has produced NC DL as identification 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: Cathleen Patton  
(Cathleen P. Patton)

My Commission Expires: Nov. 27, 2022



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

Jenny Larusso  
Witness #1 Sign & Print Name:

Craig Britton Batts  
Craig Britton Batts

Kristienne Tyson  
Witness #2 Sign & Print Name:

STATE OF North Carolina SS  
COUNTY OF Alamance

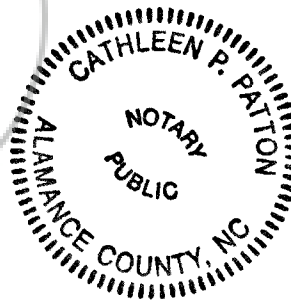
The foregoing instrument was acknowledged before me, undersigned notary by means of X physical presence or      Online Notarization

On this 6<sup>th</sup> day of August, 2021 by Craig Britton Batts personally known to me (or who has produced NC DL as identification 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: Cathleen P. Patton  
(Cathleen P. Patton)

My Commission Expires: Nov. 27, 2022



## Exhibit "A"

File number: 42052021001

### **The Ridge Tahoe, Tower Building, Prime Season, Week #34-023-09-03, Stateline, NV 89449**

A TIMESHARE ESTATE COMPRISED OF:

#### Parcel One

An undivided 1/51st interest in and to that certain condominium as follows:

(A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 as shown of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903, Official Records of Douglas County, State of Nevada. Except therefrom Units 001 through 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 1569003, Official records of Douglas County, State of Nevada.

(B) Unit No. 023 as shown and defined on said last Condominium Plan.

#### Parcel Two

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration Of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

#### Parcel Three

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, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, Recorded April 9, 1986 as Document No 133178 of Official Records of Douglas County, State of Nevada, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

#### Parcel Four

(A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East; 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 No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, 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 Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels 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 No. 96758 of Official Records of Douglas County, during ONE use week within the "**PRIME SEASON**", as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Three Establishing Phase Four.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

### EXHIBIT "B" (34)

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, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 38 as shown on that certain Condominium Plan Recorded June 22, 1987, as Document No. 156903; and (B) Unit No. **023** as shown and defined on said Condominium Plan; 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 recorded February 21, 1984 as Document No. 097150 and as amended by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in the same unit type conveyed, in Lot 34 only, for one week each year in the **Prime "Season"** as defined in and in accordance with said Declarations.

A portion of APN: 1319-30-724-24

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-30-724-024  
 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'/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 \$ 4500.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )  
 c. Transfer Tax Value: \$ 4500.00  
 d. Real Property Transfer Tax Due \$ 17.55

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section n/a  
 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 [Signature] Capacity AGENT

Signature [Signature] Capacity AGENT

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

Print Name: Craig Britton Batts and Courtney Machel Poythress Phillippie  
 Address: 5092 Harbestview Drive  
 City: Mebane  
 State: NC Zip: 27302

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

Print Name: Jerry C Saich and Jonnie Dea Saich  
 Address: 3860 Kieber Way  
 City: Placerville  
 State: CA Zip: 95667

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

Print Name: TIMESHARE CLOSING SERVICES Escrow #: 42052021001  
 Address: 8545 COMMODITY CIRCLE  
 City: ORLANDO State: FL Zip: 32819

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED