

DOUGLAS COUNTY, NV

2021-977457

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

11/22/2021 12:14 PM

LT TRANSFERS

KAREN ELLISON, RECORDER

E01

Prepared by:  
Thomas W. Farmer

Return to:  
LT Transfers  
140 Builders Parkway, Suite A  
Cornelia, GA 30531

APN # 1319-30-712-001

No Title Examination

**GRANT, BARGAIN, SALE DEED**  
**The Ridge Pointe**

Made this 15 day of November 2021, between **Thomas W. Farmer and Renee A. Farmer, Husband and Wife, as Joint Tenants with Right of Survivorship**, whose address is: 18645 Private Road 1773, Paint Rock, Texas 76866, hereinafter called the "Grantors", and **Justin Farmer, a Married Man, as his sole and separate property**, whose address is: 10701 Debmoor Place, Raleigh, North Carolina 27614, hereinafter called the "Grantees".

**Witnesseth:** That said Grantor, for a good and valuable consideration to said Grantor in hand paid by said Grantee, receipt of which is hereby acknowledge, 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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

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

**Derivation:** This being the same property conveyed to the Grantor by deed recorded July 23, 2003, as Document No. 0584080 in Book 0703, Page 10627 in the Official Records of Douglas County, Nevada.

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 Declaration of Timeshare Covenants, Conditions and Restrictions of the Ridge Pointe dated October 8, 1997 and recorded November 5, 1997, as Document No. 0425591, Book 1197, Page 0678, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

**To Have and to Hold**, the same in fee simple forever.

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

Thomas W. Farmer  
Thomas W. Farmer, Grantor

Renee A. Farmer  
Renee A. Farmer, Grantor

STATE OF Texas

COUNTY OF Concho

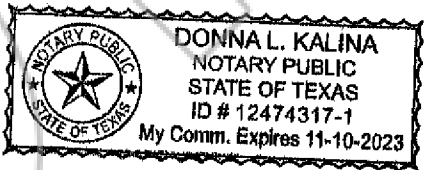
On November 15 2021, before me, Donna L. Kalina, a Notary Public in and for the said County and State, personally appeared **Thomas W. Farmer and Renee A. Farmer** who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and 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(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify that the foregoing is true and correct.

WITNESS my hand and official seal, this 15 day of November 2021.

Donna L. Kalina  
Notary Public signature

Donna L. Kalina  
Notary printed name  
My commission expires: 11-10-2023



**EXHIBIT "A"**

A Timeshare interest comprised of the following:

A timeshare estate comprised of an undivided interest as tenant-in common in and to that certain real property and improvements as follows: An undivided 1/2652<sup>nd</sup> interest in and to Lot 160 as designated on **TAHOE VILLAGE UNIT No. 1-14th AMENDED MAP**, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records of Douglas County, State of Nevada; EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31 11' 12" East 81.16 feet; thence South 58 48'39" West 57.52 feet; thence North 31 11' 12" West 83.00 feet' thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18 23' 51", an arc length of 57.80 feet the chord of said curve bears North 60 39' 00" East 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; together with those easements appurtenant thereto and such easements and uses rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in **Odd Numbered Years** in accordance with said Declaration.

**END OF EXHIBIT "A"**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-30-712-001  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |   |  |
|---|--|
| a. <input type="checkbox"/> Vacant Land                 | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse                | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg                   | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural                | h. <input type="checkbox"/> Mobile Home      |
| i. <input checked="" type="checkbox"/> Other: Timeshare |  |

|  |             |
|--|-------------|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b> |             |
| 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 *Thomas W. Farmer* Capacity: Agent  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Thomas W. Farmer  
 Address: 18645 Private Road 1773  
 City: Paint Rock  
 State: Texas Zip: 76866

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Justin Farmer  
 Address: 10701 Debmoor Place  
 City: Raleigh  
 State: North Carolina Zip: 27614

**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