

DOUGLAS COUNTY, NV

2022-982865

RPTT:\$5.85 Rec:\$40.00

\$45.85 Pgs=3

03/23/2022 09:52 AM

VACATION OWNERSHIP TITLE AGENCY

KAREN ELLISON, RECORDER

|                                       |                 |
|---------------------------------------|-----------------|
| <b>A.P.N. No.:</b>                    | 1319-30-644-107 |
| <b>R.P.T.T.</b>                       | \$5.85          |
| <b>Escrow No.:</b>                    | 20223414        |
| <b>Recording Requested By:</b>        |                 |
| Vacation Ownership Title Agency, Inc. |                 |
| <b>Mail Tax Statement To:</b>         |                 |
| The Ridge Tahoe                       |                 |
| P.O. Box 5790                         |                 |
| Stateline, NV 89449                   |                 |
| <b>When Recorded Mail To:</b>         |                 |
| TAMMY R. ROYSTON                      |                 |
| 262A 8th Avenue                       |                 |
| Cramerton, NC 28032                   |                 |

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**BRADLEY C. BERRY and LOU F. BERRY, husband and wife**

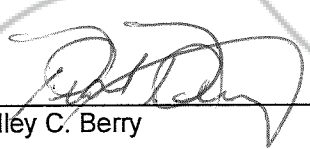
for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

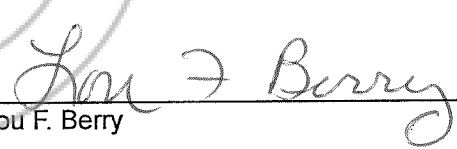
**TAMMY R. ROYSTON, a single woman**

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Plaza Building, Prime Season, Old Account No. 3719603A, Holiday Inn Club Vacation Account No. M6752683 Stateline, NV 89449. See **Exhibit 'A'** attached hereto and by reference made a part hereof.

Dated: 3-18-22

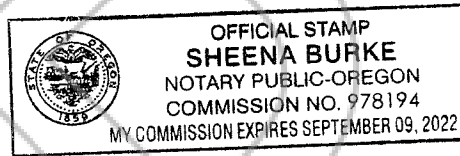
  
Bradley C. Berry

  
Lou F. Berry

STATE OF NORTH CAROLINA )  
 ) ss  
COUNTY OF GASTON )

On March 16 2022, personally appeared before me, a Notary Public,  
BRADLEY C. BERRY and LOU F. BERRY  
personally known or proved to me to be the person(s) whose name(s) is/are  
subscribed to the above instrument who acknowledged that he/she/they executed  
the same for the purposes therein stated.

*Sheena*  
Notary Public



**EXHIBIT "A"**

**(37)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 196 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 Phase Five recorded August 18, 1988, as Document No. 184461, as amended, 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 Lot 37 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-644-107**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) Aptn of 1319-30-644-107  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

| FOR RECORDER'S OPTIONAL USE ONLY |            |
|----------------------------------|------------|
| Document/Instrument No.          | _____      |
| Book _____                       | Page _____ |
| Date of Recording:               | _____      |
| Notes:                           | _____      |

2. Type of Property:  
 a)  Vacant Land                      b)  Single Family Res.  
 c)  Condo/Townhouse              d)  2-4 Plex  
 e)  Apartment Bldg.                  f)  Commercial/Industrial  
 g)  Agricultural                        h)  Mobile Home  
 i)  Other Timeshare \_\_\_\_\_

|                                                         |            |
|---------------------------------------------------------|------------|
| 3. a. Total Value/Sales Price of Property               | 1,400.00   |
| b. Deed in Lieu of Foreclosure Only (Value of Property) | ( )        |
| c. Transfer Tax Value                                   | \$1,400.00 |
| 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: \_\_\_\_\_ %  
 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 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: \_\_\_\_\_ Grantor  
 Bradley C. Berry  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee  
 Tammy R. Royston

|                                            |                                            |
|--------------------------------------------|--------------------------------------------|
| <b><u>SELLER (GRANTOR) INFORMATION</u></b> | <b><u>BUYER (GRANTEE) INFORMATION</u></b>  |
| Print Name: <u>BRADLEY C. BERRY</u>        | Print Name: <u>TAMMY R. ROYSTON</u>        |
| Address: <u>P.O. Box191</u>                | Address: <u>262A 8th Avenue</u>            |
| City/State/Zip: <u>Newberg, OR 97132</u>   | City/State/Zip: <u>Cramerton, NC 28032</u> |

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)  
 Company \_\_\_\_\_ Escrow No.: 20223414  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706