

APN:1319-30-644-017

Prepared By and Return To:
Go Properties, Inc.
(Without Title Examination)
Eric Wyatt Space
1 Fairway Trail
Sparta, NJ 07871

Mail Tax Statement To:
RIDGE TAHOE P.O.A.
P.O. Box 5790
Stateline, NV 89449

DOUGLAS COUNTY, NV	2022-983324
RPTT:\$3.90 Rec:\$40.00	
\$43.90 Pgs=4	04/05/2022 10:20 AM
GO PROPERTIES	
KAREN ELLISON, RECORDER	

GRANT DEED

THIS DEED shall operate to perform the transfer of title from DIANE L. RESO, a divorced woman ("Grantor(s)") to JOEL LAFLAMME, a single man, as his sole and separate property, whose address is 171 7th Avenue Laval, Quebec Canada, H7N4J5 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

The Ridge Tahoe, Plaza Building, Prime Season, Week #37-054-07-01, Stateline, NV 89449
"SEE ATTACHED EXHIBIT A & B"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;

IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 9/15/2021

GRANTOR(S):

Diane L. Reso

DIANE L. RESO

Signed, Sealed and Delivered in the Presence Of:

STATE OF: PA

COUNTY OF: Bucks

THE 15 DAY OF Sept, 2021, DIANE L. RESO, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

Signature: Christi Dascher

Printed Name: Christi Dascher

A Notary Public in and for said State

My Commission Expires: 3/12/25

Press Notarial Seal or Stamp Clearly and Firmly

Commonwealth of Pennsylvania - Notary Seal
Christi Dascher, Notary Public
Bucks County
My commission expires March 12, 2025
Commission number 1300340
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

PARCEL ONE:

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

- (a) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3, as shown on the Ninth Amended Map, recorded on July 14, 1988 as Document No. 182057 of Official Records of Douglas County; excepting therefrom Units **039** to **080** (Inclusive) and Units **141** through **204** (Inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057 of Official Records of Douglas County.
- (b) Unit No. **054** as shown and defined on said 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 use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said 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 and such recreational areas as may become part of said timeshare project, 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 re-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 Fifth Amended Map of Tahoe Village No. 3, recorded April 9, 1986 as Document No. 133178 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 Amended Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 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

weeks within the **“PRIME Season”**, as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said “use season”.

EXHIBIT “B”

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 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 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. **054** 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 the said Declarations

A portion of APN:1319-30-644-017

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
 a) 1319-30-644-017
 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
 i) Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 501.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 501.00
 Real Property Transfer Tax Due: \$ 3.90

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 Eric Wyatt Space Capacity Closing Agent
 Signature Eric Wyatt Space Capacity Closing Agent

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

Print Name: Diane Reso
 Address: 2062 Roselyn Drive
 City: Feasterville
 State: PA Zip: 19053

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

Print Name: Joel Laflamme
 Address: 171 7th Avenue
 City: Laval
 State: Quebec/ Canada Zip: H7N4J5

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Eric Wyatt Space Escrow # 11047
 Address: 1 Fairway Trail
 City: Wantage State: NJ Zip: 07871

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)