

DOUGLAS COUNTY, NV **2023-1002590**
RPTT:\$1.95 Rec:\$40.00
\$41.95 Pgs=3 11/22/2023 12:36 PM
TIMELY ACQUISITIONS LLC
SHAWNYNE GARREN, RECORDER

APN: 42-230-03 (a portion of)
R.P.T.T.: \$1.95
Exempt: N/A

Recording Requested By:
Kathie S. & Thomas M. McLaughlin
118 Augusta Lane
Cary, IL 60013

After Recording Mail To:
Timely Acquisitions LLC
18005 Saddlehorn Lane
Mansfield, TX 76063

Send Subsequent Tax Bills To:
Ridge Tahoe P.O.A.
P.O. Box 5790
Stateline, NV 89449

Consideration: \$500.00

GRANT, BARGAIN, AND SALE DEED
TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Kathie S. McLaughlin and Thomas M. McLaughlin, wife and husband**, whose address is 118 Augusta Lane, Cary, IL 60013, hereinafter called "Grantor", FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Ai Nguyen Pham, a single man, as tenant in severalty** whose address is 7370 Niagara Dr., Fontana, CA 92336, hereinafter called "Grantee",

The following described real property situated in the County of **Douglas**, State of **Nevada**:
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The Legal Description appeared previously in **Quit Claim Deed**, recorded on **September 18, 1995**, as Document No. **1995-370636**, Book No. **995** Page No. **2518**; in Douglas County Records, Douglas County, Nevada.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and revisions, remainder and remainders, rents, issues and profits thereof.

Subject To Any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements, and Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, 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 Hold all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

WITNESS my/our hands, this 11 day of February, 2023.

Kathie S. McLaughlin
Kathie S. McLaughlin

Thomas M. McLaughlin
Thomas M. McLaughlin

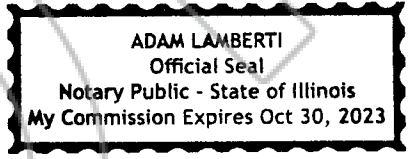
STATE OF Illinois
COUNTY OF McHenry

On this 11 day of February, 2023, before me (insert NAME and TITLE of OFFICER) ADAM LAMBERTI, Notary Public, personally appeared **Kathie S. McLaughlin and Thomas M. McLaughlin**, 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 by 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.

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

Witness my hand and official seal.

Adam Lambert
Notary Public
Notary
Title and Rank
My Commission Expires: Oct. 30, 2023



Note to Notary: Please keep seal out of the margins on all sides and do not place it over print of the document.
ONLY BLACK, NO BLUE INK MAY BE USED FOR SIGNATURES OR STAMPS.

I/We, **Kathie S. McLaughlin and Thomas M. McLaughlin**, hereby affirm that this document submitted for recording does not contain a social security number.

Kathie S. McLaughlin
Kathie S. McLaughlin

Grantor
Title

Thomas M. McLaughlin
Thomas M. McLaughlin

Grantor
Title

EXHIBIT "A"
LEGAL DESCRIPTION

A timeshare estate comprised of:

PARCEL 1:

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

- (a) An undivided **1/8th** interest as tenants in common, in and to the Common Area of **Lot 2** of **Tahoe Village Unit No. 3**, as shown on the map recorded December 27, 1983, as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.
- (b) Unit No. **A3** as shown and defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above, during one "**Use Week**" within the **Prime "Use Season"** as that term is defined in the First Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for **THE RIDGE SIERRA** recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "Use Week" in the above referenced "Use Season" as more fully set forth in the CC&R's.

PARCEL 4:

A non-exclusive easement for encroachment together with the rights of ingress and egress for maintenance purposes as created by that certain easement agreement recorded as Document No. 93659, Official Records of Douglas County, State of Nevada.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 42-230-03
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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$500.00
Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
Transfer Tax Value: \$500.00
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 [Signature] Capacity _____ Agent _____
Signature _____ Capacity _____

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

Print Name: Kathie and Thomas McLaughlin
Address: 118 Augusta Lane
City: Cary
State: IL Zip: 60013

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

Print Name: Ai Nguyen Pham
Address: 7370 Niagara Dr.
City: Fontana
State: CA Zip: 92336

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Timely Acquisitions, LLC Escrow # _____
Address: 18005 Saddlehorn Lane
City: Mansfield State: TX Zip: 76063

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