

SELLING YOUR SHARE

Purchasing a 1/2500th undivided interest in R-Ranch in the Sequoias is purchasing a share of real estate in 750 acres of property including all infrastructure. It is a real estate transaction with a quitclaim transference in the form of a property deed. Owning an R-Ranch share is owning real estate. It is purchased and sold like any other real estate. We are not a time share, as some people mistakenly think.

Part of the deed reads:

Grantee, by acceptance and recordation of this Deed, expressly accepts, covenants and agrees to be bound by and assume performance of all of the applicable provisions and requirements set forth in the Declaration of Restrictions, Covenants and Control for R-Ranch in the Sequoias recorded February 14, 1989, in Book 4801 of Official Records of Tulare County, at Page 371, thereto which is incorporated in the Deed by reference as though fully stated herein, and this grant is expressly conditioned upon the performance of such provisions by the Grantee.

One of the provisions is that the Grantee pay yearly assessments. If you don't pay your assessments, the first step the ROA has the right to do, is to send you to collections where you may wind up in court where the judge grants a judgement. Your house could be liened or the judgement could be attached to your wages. Just as with an HOA (Homeowners Association), if you don't pay your HOA fees, there are consequences.

The ROA does not take back shares except when an owner files bankruptcy or the owners on the share are deceased. We will consider taking back the deed if the heirs pay the back assessments and do not want the share. The ROA needs to sell our own shares. Selling our own shares helps keep the Ranch financially afloat. You would need to sell your share and we recommend putting an ad on the following Facebook pages:

<https://www.facebook.com/groups/RRanchOwnersForum> This page is run by owners and is for owners only.

<https://www.facebook.com/groups/323482942912> This page was started by an owner a few years ago and is open to the public.

You can also put an ad on your local Facebook marketplace pages, or you can list it with a realtor who would need to contact Shares Manager, Hilary Wood for the proper documents.

Once you find a buyer, please let Hilary Wood (hilary@rranch.org) know his/her contact information and she will be happy to draw up the documents for you both. The buyer pays \$150.00 for processing and filing with Tulare County for their deed. You and anybody else on your deed would only need to have a quitclaim deed notarized (that Hilary would email to you) and mail, via USPS, back to the Ranch. Note that you cannot sell your share unless your assessments are current and bringing it current is something you and the buyer need to work out.

What is my share worth? Buying a share is an investment in your vacation time; it is not necessarily a financial investment that appreciates in monetary value. In fact, it may depreciate because some owners simply give their share away, which makes it competitive for the ROA to sell shares. So, your share is worth what the market will bear and how extensive you market it.

If you have any questions, Hilary is always available. hilary@rranch.org