

DOUGLAS COUNTY, NV

2014-851816

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

10/29/2014 09:28 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-643-046
R.P.T.T.	\$ 1.95
Escrow No.	20141812- TS/AH
Title No.	None
Recording Requested By:	
Stewart Vacation Ownership	
Mail Tax Statements To:	
Ridge Tahoe P.O.A. P.O. Box 5790 Stateline, NV 89449	
When Recorded Mail To:	
Richard Sanchez and Kathleen Sanchez 348 Cedar River Way Sacramento, CA 95831	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **KEVIN D. HAMMER** and **GERALDINE D. HAMMER**, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **RICHARD SANCHEZ** and **KATHLEEN SANCHEZ**, husband and wife as joint tenants with right of survivorship and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Terrace Building, Every Year Use, Account #2803910C, Stateine, NV 89449. See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 10-13-14



Kevin D. Hammer



Geraldine D. Hammer

**Please see Attached
Acknowledgement/Jurat
Zohreh Ayazi (Notary Public)**

**This document is recorded as an
ACCOMMODATION ONLY and without liability
for the consideration therefore, or as to the
validity or sufficiency of said instrument, or
for the effect of such recording on the title of
the property involved.**

ACKNOWLEDGMENT

State of California
County of Los Angeles

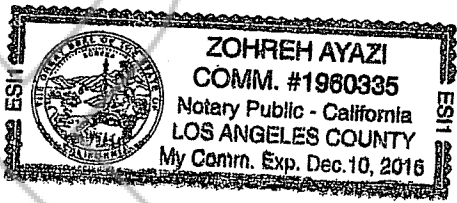
On Oct, 18, 2014 before me, Zohreh Ayazi (Notary Public)
(insert name and title of the officer)

Personally appeared Kevin D. Hammer & Geraldine D. Hammer 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 upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title of Type of Document Grant, Bargain, Sale Deed
Document Date: Oct, 18, 2014 Number of Pages: one
Signer(s) other than named above: None

Capacity(ies) Claimed by Signer

Signer's Name: _____
 Individual
 Corporate Officer – Title: _____
 Partner Limited General
 Attorney-in-fact
 Trustee
 Guardian or Conservator
 Other: _____
 Signer is Representing: _____

Right Thumbprint of
signer
Top of thumb Here

EXHIBIT "A"

(28)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3 - 13th 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 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 039 as shown and defined on said map; 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 Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 the same unit type conveyed, in Lot 28 only, for one week every other year in Even-numbered years in accordance with said Declarations.

A Portion of APN: 1319-30-643-046

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-643-046
- 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 Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other Timeshare

3. Total Value/Sales Price of Property _____

Deed in Lieu of Foreclosure Only (Value of Property) (_____) \$350.00
 Transfer Tax Value \$350.00
 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: 100 %

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: *Kevin D. Hammer* Capacity: Grantor
 Kevin D. Hammer

Signature: _____ Capacity: Grantee
 Richard Sanchez

SELLER (GRANTOR) INFORMATION

Print Name: Kevin D. Hammer
 Address: 3031 Grand View Blvd.,
Apt. 205
 City/State/Zip Los Angeles, CA 90066

BUYER (GRANTEE) INFORMATION

Print Name: Richard Sanchez
 Address: 348 Cedar River Way
 City/State/Zip Sacramento, CA 95831

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Vacation Ownership Escrow No 20141812- TS/AH
 Address: 10 Graves Drive
 City Dayton State: NV Zip 89403