DOUGLAS COUNTY, NV

MICHAEL L. HANKS

Rec:\$16.00 Total:\$16.00

2016-875033 01/07/2016 03:51 PM

Pgs=4



KAREN ELLISON, RECORDER

F07

## RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Law Offices of Michael L. Hanks 11211 Gold Country Blvd., Ste. 107 Gold River, CA 95670

A portion of APN 42-010-40

## THE RIDGE TAHOE **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made this 29th day of December, 2015, between Miguel G. Garcia, Grantor, and Gabrielle Reyes, as Trustee of the Garcia Family Trust dated December 12, 2000, Grantee;

## WITNESSTH:

That Grantor, for no consideration, does by these presents, grant, bargain and sell unto the Grantee all that certain property located and situated in Douglas County. State of Nevada, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenaments, herediaments and appurtenances thereunto belonging or appurtaining and the reversion and reversions, 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 of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

## NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy. or validity of that document.

STATE OF CALIFORNIA

SS.

COUNTY OF SACRAMENTO

On December 29, 2015, before me, Barbara Angelini, a Notary Public, personally appeared MIGUEL G. GARCIA, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in his authorized capacity, and that by hisr signature on the instrument the person, or the entity upon behalf of which the person 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.

Darbara Angelini
Notary Public

BARBARA ANGELINI COMM. #1986422 Notary Public-California SACRAMENTO COUNTY My Comm. Exp. AUG. 17, 2016 An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th Amended Map, recorded April 1, 1994, as Document No. 333985, Nevada, excepting Official Records of Douglas County, State of therefrom Units 255 through 302 (inclusive) as shown on said map; 255 as shown and defined on said map; together and (B) Unit No. and such with those easements appurtenant thereto Fourth Amended and Restated Declaration of Time described in the 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as amended by the Second Amendment to Declaration of Annexation further of The Ridge Tahoe Phase Seven recorded on October 17, Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W., along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet; thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40

STATE OF NEVADA		
DECLARATION OF VALUE		
1. Assessor Parcel Number(s)		^
a) 42-010-40		
b)		\ \
c) d)		\ \
, u)		\ \
2. Type of Property:		\ \ .
a) Vacant Land b) Single Fam. Re	es.	\ \
c) Condo/Twnhse d) 2-4 Plex	FOR RECOR	DERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	воок 🥌	PAGE
	DATE OF REC	ORDING:
<u> </u>	NOTES	Trust/orifiod
i) L_l Other		11001 (2511) 029
3. Total Value/Sales Price of Property:	\$\$1,050	00
Deed in Lieu of Foreclosure Only (value of property)		
Transfer Tax Value:	\$\$0.00	
Real Property Transfer Tax Due:	\$ \$0.00	
		] ]
4. If Exemption Claimed:	\ <u> </u>	/ /
a. Transfer Tax Exemption per NRS 375.090,	Section # /	- state attau
b. Explain Reason for Exemption: Transfer T	o Trust Without Col	nsideration
		/
5. Partial Interest: Percentage being transferred:	100 0 %	
5. Partial Interest: Percentage being transferred.	100.0 %	
The undersigned declares and acknowledges, under particular 375.110, that the information provided is correct to the supported by documentation if called upon to substantation.	he best of their info	rmation and belief, and can be
parties agree that disallowance of any claimed exem	ntion or other deter	mination of additional tax due may
result in a penalty of 10% of the tax due plus interest		initiation of additional tax day, may
result in a penalty of 1070 of the tax due plus interest	t at 170 per month.	
Pursuant to NRS 375.030, the Buyer and Seller shall be joi	ntly and severally li	able for any additional amount owed.
Signature Mignel & gara.	Capacity	Grantor
	-/ · · · / · · · ·	
Signature TOMISTEE Muslee	Capacity	Grantee
SELLER (GRANTOR) INFORMATION		GRANTEE) INFORMATION
(REQUIRED)	(R	EQUIRED)
Print Name: Miguel G. Garcia	Print Name: Gabrie	lle Reyes, Trustee of the Garcia Family Trust
Address: 4510 Silverton Way	Address: 9106 Ger	
City: Sacramento	City: Elk Grove	
State: CA Zip: 95838	State: CA	Zip: 95750
COMPANY/PERSON REQUESTING RECORDING		
(required if not the seller or buyer)	T "	
Print Name: Michael L. Hanks, Esq.	Escrow #	
Address: 11211 Gold Country Blvd., Ste. 107 City: Gold River State: C/	Δ_	Zip: 95670
City: Gold River State: C/ (AS A PUBLIC RECORD THIS FORM		
(AS A LODGIC RECORD THIS FORM	DL KUCOKDI	