

APN: 1319-30-645-003
PTN

The undersigned hereby affirms
that there is no
Social Security number
contained in this document.



KAREN ELLISON, RECORDER E05

R.P.T.T. _____

WHEN RECORDED MAIL TO:
CATHERINE CARRADERO
1392 MONTEROSSO ST
DANVILLE, CA 94506

GRANTEE/MAIL TAX STATEMENTS TO:
SAME AS ABOVE

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 2ND day of AUGUST,
2016, by and between DOMINGO AND MARIA EVA, alas CARRADERO
Grantor, and CATHERINE CARRADERO AND, alas GABRIELE TESTA, Grantee.

WITNESSETH

That Grantor, in consideration of the sum of Ten Dollars (\$10), lawful money of
the United States, and good and valuable consideration, paid to Grantor by Grantee, the
receipt whereof is hereby acknowledged, does by these presents grant, bargain, and
sell to Grantee and to Grantee's successors and assigns, all that certain lot, piece, or
parcel of land situated in _____, county of DOUGLAS, state
of Nevada, and more particularly described as follows: REFERENCE EXHIBIT "A"
ATTACHED.


(Insert legal description here, or refer to Exhibit A attached and incorporated
by reference. Check NRS 111.312 concerning the recordation of
documents pertaining to property with metes and bounds legal description.)

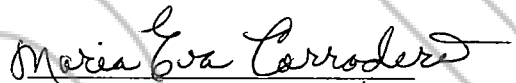
TOGETHER WITH all and singular the tenements, hereditaments, and
appurtenances thereunto belonging or in anywise appertaining, and the reversion and
reversions, remainder or remainders, rents, issues, and profits thereof.

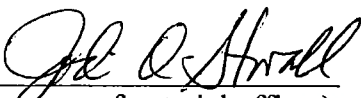
Grant, Bargain and Sale Deed
(attached)

State of Nevada
County of Douglas County

This instrument was acknowledged by me on August 2, 2016, by Domingo Carradero and Maria Eva Carradero.


Domingo Carradero


MARIA EVA Carradero


(Signature of notarial officer)

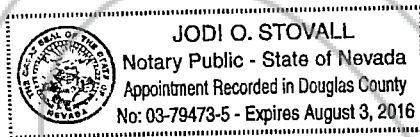


EXHIBIT "A"

(42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48th 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, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 295 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 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 further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as 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. 269053 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: 1319-30-645-003

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1319-30-645-003 PTX
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 TIME SHARE

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 0
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$ 0
Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 5
b. Explain Reason for Exemption: Transfer to daughter & son-in-law

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 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 GRANTOR
Signature [Signature] Capacity GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: DOMINGO CARRADERO
Address: 7032 VIA VALVERDE
City: SM JOSE
State: CA Zip: 95135

Print Name: CATHERINE CARRADERO
Address: 1392 MONTEROSSO ST
City: DANVILLE
State: CA Zip: 94506

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____