

DOUGLAS COUNTY, NV **2017-901693**
 RPTT:\$15.60 Rec:\$15.00
 \$30.60 Pgs=2 07/21/2017 10:34 AM
 STEWART TITLE VACATION OWNERSHIP
 KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-723-016
R.P.T.T.	\$ 15.60
Escrow No.	20170922- TS/AH
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:	
Donald J. Hutchens and Claudia Romero 40128 Village Rd., #1612 Temecula, CA 92591	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **PETER HEYDEN** and **SHARON ANNE HEYDEN**, Co-Trustees of the **HEYDEN FAMILY TRUST U/D/T** dated February 26, 2003 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **DONALD J. HUTCHENS**, an unmarried man and **CLAUDIA ROMERO**, a single woman as Tenants in Common 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, Naegle Building, Winter Season, Account #33-135-36-01, Stateline, 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: Heyden Family Trust 7-13-2017

HEYDEN FAMILY TRUST U/D/T dated February 26, 2003

Peter Heyden Co Trustee
 Peter Heyden, Co-Trustee

Sharon Anne Heyden Co Trustee
 Sharon Anne Heyden, Co-Trustee

State of Nevada }
 County of Douglas } ss.

This instrument was acknowledged before me on July 13, 2017 (date)

by: Peter Heyden, Co-Trustee, Sharon Anne Heyden, Co-Trustee

Signature: Jordyn Mazzie
 Notary Public

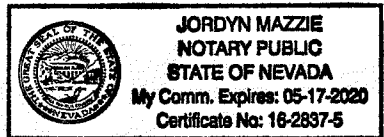


EXHIBIT "A"

(33)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 33 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 121 through 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and (B) Unit No. 135 as shown and defined on said Condominium Plan; 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 III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, 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 Lots 31, 32 or 33 only, for one week each year in the Winter "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-723-016

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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-723-016
- 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) (_____) \$4,000.00
 Transfer Tax Value \$4,000.00
 Real Property Transfer Tax Due: \$15.60

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: Peter Heyden Co Trustee Capacity: Grantor
 Peter Heyden, Co-Trustee

Signature: _____ Capacity: Grantee
 Donald J. Hutchens

SELLER (GRANTOR) INFORMATION

Print Name: Peter Heyden, Co-Trustee
 Address: 586 Leealan Dr.
Gardnerville, NV 89460-
 City/State/Zip 6501

BUYER (GRANTEE) INFORMATION

Print Name: Donald J. Hutchens
 Address: 40128 Village Rd.
Temecula, CA 92591
 City/State/Zip _____

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

Company Name: Stewart Vacation Ownership Escrow No 20170922- TS/AH
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706