

15 RECORDING REQUESTED BY,  
WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENTS TO:

Gregory S. Hart  
Allyson J. Hart  
40 Alwin Road  
Walnut Creek, CA 94596



KAREN ELLISON, RECORDER E07

Portion of A.P.N.: 34-027-09-01

**GIFT DEED (PARENT TO CHILD TRANSFER)**

Exempt: NRS 375.090 - 07: Transfer without consideration to or from a trust.

FOR LOVE AND AFFECTION ONLY, Gregory S. Hart, as Trustee of The Hart Living Trust UDT May 11, 1981 hereby grants to

Gregory S. Hart, as Trustee of The Hart Family Revocable Trust dated May 1, 2017

all of the Grantor's interest in real property commonly known as The Ridge Tahoe, in the County of Douglas, State of Nevada, and more particularly described as:

See Exhibit "A" attached for complete legal description.

Dated: August 14, 2017

*Gregory S. Hart TT*  
\_\_\_\_\_  
GREGORY S. HART, TRUSTEE

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.

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
 ) ss  
COUNTY OF CONTRA COSTA )

On August 14, 2017, before me, Tracy S. Regli, notary public, personally appeared Gregory S. Hart, 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: *Tracy S. Regli*  
Tracy S. Regli, Comm. No. 2084414, Expires 10/02/2018  
Contra Costa County, Stamp Manu. NR01, (925) 906-1880



## EXHIBIT "A"

### A Timeshare Estate comprised of:

#### Parcel One:

An undivided 1/51st interest in and to the certain condominium described as follows:

- (a) An undivided 1/38th interest, as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3, as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada, Except therefrom units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, Nevada.
- (b) Unit No. 027 as shown and defined on said Condominium Plan.

#### Parcel Two:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173 Page 229 of Official Records and in modification thereof recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records.

#### Parcel Three:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots, 29, 39, 40, and 41 as shown on said Tahoe Village Unit No. 3, Seventh-Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become part of said timeshare project, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, Nevada.

#### Parcel Four:

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, - and -
- (b) An easement of ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh-Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178, of Official Records, Douglas County, State of Nevada.

#### Parcel Five:

The Exclusive right to use a UNIT of the same unit type as described in the Amended Declaration of Annexation of Phase Three establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three, and Four above for all of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions, and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use weeks within the Prime SEASON as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) Unit 027:  
 b) a portion of 34-027-09-01  
 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 Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust of [Signature]</u>	

3. Total Value/Sales Price of Property: \$ \$5,000.00 approx value  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer

5. Partial Interest: Percentage being transferred: 100.0%

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 Attorney for Gregory Hart

• Signature [Signature] Capacity Attorney for Gregory Hart

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Gregory S. Hart. TTEE  
 Address: 40 Alwin Road  
 City: Walnut Creek  
 State: CA Zip: 94596

Print Name: Gregory S. Hart. TTEE  
 Address: 40 Alwin Road  
 City: Walnut Creek  
 State: CA Zip: 94596

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

Print Name: Acuna Regli Escrow # \_\_\_\_\_  
 Address: 3478 Buskirk Ave. Suite 300  
 City: Pleasant Hill State: CA Zip: 94523

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)