



KAREN ELLISON, RECORDER

R.P.T.T \$3.90

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That **LAWRENCE M. KRUGER and JOYCE A. KRUGER, Trustees of the KRUGER TRUST, dated March 12, 1991, as amended**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **JULIO A. SANDOVAL and ANGELICA M. SANDOVAL, HUSBAND and WIFE AS JOINT TENANTS**

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, Week #28-026-09-02, 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.

DATE: June 11, 2018

Joyce A. Kruger
Joyce A. Kruger, Trustee

STATE OF ARIZONA }
 } ss.
COUNTY OF MARICOPA }

This instrument was acknowledged before me on June 11, 2018

by, Naomi Hartmann

Signature Naomi Hartmann
Notary Public

(This area for notarial seal)

WHEN RECORDED MAIL TO:
JULIO A. SANDOVAL
4844 WHITEWOOD AVENUE
LONG BEACH, CA 90808



EXHIBIT "A" (28)

An undivided 1/51st 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, rerecorded 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. 26 as shown and defined on said map; together with those 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 Lot 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 42-254-26

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 28-026-09-02
b) _____
c) _____
d) _____

2. Type of Property:
- | | | | |
|-------------------------------------|------------------------|-----------------------------|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| <input checked="" type="checkbox"/> | Other <u>Timeshare</u> | | |

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property \$ _____
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ 1,000.00
Real Property Transfer Tax Due \$ \$ 3.90

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
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 Julio A. Sandoval Capacity Purchaser
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Joyce A. Kruger
Address: 15815 S. 50th St. #121
City: Phoenix
State: AZ Zip: 85048

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Julio A. Sandoval
Address: 4844 Whitewood Ave
City: Long Beach
State: CA Zip: 90808

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____