



KAREN ELLISON, RECORDER

APN: 42-285-43-02  
Return document to:  
Christina Edens  
7421 Durfee Way  
Sacramento, CA 95831

Mail tax statements to:  
Peter & Editha Bednarczyk  
2729 Normington Dr.  
Sacramento, CA 95833

In compliance with NRS 239B.030, I, the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security number.

**WARRANTY DEED**

This WARRANTY DEED, executed on this 13 day of August, 2018, by the grantor, Peter & Editha Bednarczyk husband and wife 2729 Normington Dr. Sacramento, CA 95833

to the grantee, Christina & Brandon Edens with sole rights to survivorship 7421 Durfee Way Sacramento, CA 95831

WITNESSETH, that the said grantor, for and in consideration of the sum of: \$101.00 One Hundred and One Dollars and Zero Cents. the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey the following parcel of real property in Douglas County, Nevada, and legally described as: See Attached

Property address: 400 Ridge Club Dr. Stateline, NV 89449  
Source of Title: See Attached

TOGETHER with the tenements, hereditaments, and appurtenances thereto belonging or appertaining, subject to:

AND the grantor covenants with the grantee that the grantor is now seised in fee simple of the property granted; that the grantee shall enjoy the same without any lawful disturbances; that the same is free from all encumbrances, excepting those set forth above; and that the grantor will WARRANT AND DEFEND the grantee against the lawful claims and demands of all persons claiming the whole or any part of the above bargained and granted lands and premises.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written.

Peter T. Bednarczyk  
Signature  
PETER T. BEDNARCZYK  
Print name  
Seller  
Capacity

Editha Bednarczyk  
Signature  
EDITHA BEDNARCZYK  
Print name  
Seller  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF NEVADA )  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 13 day of Aug,  
2018, by Peter Bednarczyk & Editha Bednarczyk

Sabina Johnson  
Signature  
Sabina Johnson  
Print name  
Notary Public  
Title  
My commission expires:  
4/1/21

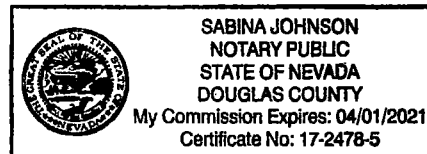


EXHIBIT "A" (42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths 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, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 285 as shown and defined on said map; together 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 of 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: 42-010-40

REQUESTED BY  
**Stewart Title of Douglas County**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'97 FEB 20 A9:52

0406947

BK0297PG2659

LINDA SLATER  
RECORDER  
\$ 8.00 PAID kg DEPUTY

# State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

1. Assessor Parcel Number(s)  
 a) 42-285-43-02  
 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 Timeshare

3. Total Value/Sales Price of Property: \$ 101,000  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value per NRS 375.010, Section 2: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 1.95

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 Bednarczyk Capacity Seller  
 Signature Edita Bednarczyk Capacity Seller

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: PETER T. BEDNARCZYK  
 Address: 2729 NDRMINGTON DR.  
 City: SACRAMENTO,  
 State: CALIFORNIA Zip: 95833

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: CHRISTINA EDENS  
 Address: 7421 DURFEE WAY  
 City: SACRAMENTO  
 State: CA Zip: 95831

### COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_