

A.P.N.: 42-284-06 & 1319-30-643-033  
File No: TRAN-11561 (FJ)  
R.P.T.T.: \$0.00 Exempt: 05

When Recorded Mail To: Mail Tax Statements To:  
Timothy R. Gassaway and Suzanne J. Gassaway  
590 Vivienne Dr.  
Watsonville, CA 95076

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

**C. Robert Gassaway and Diane E. Gassaway, husband and wife as joint tenants with right of survivorship**

do(es) hereby *GRANT, BARGAIN and SELL* to

**Timothy R. Gassaway and Suzanne J. Gassaway, husband and wife as community property with right of survivorship**

the real property situate in the County of **Douglas**, State of **Nevada**, described as follows:

UNIT I:

AN UNDIVIDED 1/51ST INTEREST AS TENANTS IN COMMON IN AND TO THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS AS FOLLOWS:

(A) AN UNDIVIDED 1/106TH INTEREST IN AND TO LOT 37 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 039 THROUGH 080 (INCLUSIVE) AND UNITS 141 THROUGH 204 (INCLUSIVE) AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN RECORDED JUNE 14, 1988, AS DOCUMENT NO. 182057; AND

(B) UNIT NO. 072 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 FIVE RECORDED AUGUST 18, 1988, AS DOCUMENT NO. 184461, AS AMENDED, 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 37 ONLY, FOR ONE WEEK EACH

**A.P.N. 42-284-06 & 1319-30-643-033**

Grant, Bargain and Sale Deed -  
continued

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YEAR IN THE PRIME "SEASON" AS DEFINED IN AND ACCORDANCE WITH SAID DECLARATIONS.

A PORTION OF APN: 42-284-06

UNIT II:

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, RE-RECORDED AS DOCUMENT NO. 269053, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, EXCEPTING THEREFROM UNITS 001 THROUGH 050 (INCLUSIVE) AS SHOWN ON SAID MAP; AND

(B) UNIT NO. 028 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 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: 1319-30-643-033

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Document Creation Date: 08/27/2018

C. Robert Gassaway  
C. Robert Gassaway

Diane E. Gassaway  
Diane E. Gassaway

SEE ATTACHED CA NOTARY FORM

STATE OF \_\_\_\_\_ )  
  ) : ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ by  
**C. Robert Gassaway and Diane E. Gassaway.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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.

State of California )  
County of Amador )

On 8/31/2018 before me, Wendy Ashton, Notary Public

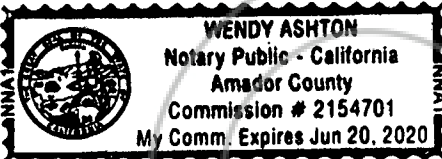
Date Here Insert Name and Title of the Officer  
personally appeared C. Robert Gassaway & Diane E. Gassaway

Name(s) of Signer(s)

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 [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain and Sale Deed

Document Date: 8/27/2018 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

# STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 42-284-06 & 1319-30-643-033  
 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     |
| i) <input checked="" type="checkbox"/> Other <u>TIMESHARE</u> |   |

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

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**
- a. Transfer Tax Exemption, per 375.090, Section: 05  
 b. Explain reason for exemption: TRANSFER BETWEEN PARENTS AND CHILDREN - From both parents to son and daughter-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 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: C. Robert Gassaway Capacity: GRANTOR  
 Signature: Diane E. Gassaway Capacity: GRANTOR

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: C. Robert Gassaway and Diane E. Gassaway  
 Address: P.O. Box 986  
 City: Sutter Creek  
 State: CA Zip: 95685

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Timothy R. Gassaway and Suzanne J. Gassaway  
 Address: 590 Vivienne Dr.  
 City: Watsonville  
 State: CA Zip: 95076

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

Print Name: First American Title Insurance Company File Number: TRAN-11561 FJ/FJ  
 Address: 277 Rancheros Dr., Suite 180  
 City: San Marcos State: CA Zip: 92069