

DOUGLAS COUNTY, NV

2018-920487

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=4

10/04/2018 04:00 PM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

A.P.N. #	A ptn of 1319-30-643-017
R.P.T.T.	\$ 1.95
Escrow No.	20180626- 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:	
Michael L. Miller and Carla J. Miller 1176 Cobble Fields Ct. Folsom, CA 95630	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

JEAN PINOTTI, an unmarried woman and **SADIE PINOTTI HEDEGARD** a married woman who acquired title as **SADIE PINOTTI**, a single woman

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to


MICHAEL L. MILLER and **CARLA J. MILLER**, Trustees of **THE MICHAEL L. MILLER AND CARLA J. MILLER 2011 REVOCABLE TRUST**, dated December 22, 2011, as amended 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, Odd Year Use, Account #28-014-23-71, 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.

AARON HEDEGARD, husband of Grantor **SADIE PINOTTI HEDEGARD**, herein joins in the execution of this conveyance to release any interest, Community Property or otherwise, which he may have or be presumed to have in the herein described property.


Dated: 9/24/2018



Jean Pinotti



Sadie Pinotti Hedegard



Aaron Hedegard

ACKNOWLEDGMENT

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

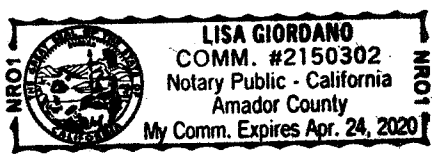
On 9/24/2018 before me, LISA GIORDANO - NOTARY PUBLIC
(insert name and title of the officer)

personally appeared JEAN PINOTTI
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 Lisa Giordano (Seal)



ACKNOWLEDGMENT

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 9/24/2018 before me, LISA GIORDANO - NOTARY PUBLIC
(insert name and title of the officer)

personally appeared SADIE PINOTTI HEDEGARD and AARON HEDEGARD,
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
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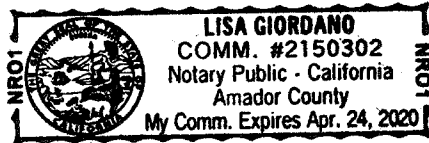


EXHIBIT "A"

(28)

An undivided 1/102nd 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 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 014 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 the same unit type conveyed, in Lot 28 only, for one week every other year in Odd -numbered years in accordance with said Declarations.

A Portion of APN: 1319-30-643-017

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 1319-30-643-017
- 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

	\$500.00
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	
Transfer Tax Value	\$500.00
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: Jean Pinotti Capacity: Grantor
Jean Pinotti

Signature: _____ Capacity: Grantee
Michael L. Miller, Trustee

SELLER (GRANTOR) INFORMATION

Print Name: Jean Pinotti
 Address: 185 Spanish St.
 City/State/Zip Sutter Creek, CA 95685

BUYER (GRANTEE) INFORMATION

Print Name: Michael L. Miller, Trustee
 Address: 1176 Cobble Fields Ct.
 City/State/Zip Folsom, CA 95630

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

Company Name: Stewart Vacation Ownership Escrow No 20180626- TS/AH
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706