

DOUGLAS COUNTY, NV

2018-922793

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

11/26/2018 12:20 PM

DUNCAN REALTY & ESCROW

KAREN ELLISON, RECORDER

APN:  
1319-30-645-003

Document Prepared By:  
When Recorded return to:  
Kristina & Paul Johns  
5253 Elmhurst Ave., Apt. B  
Norfolk, VA 23513

Mail tax statements to:  
The Ridge Tahoe  
400 Ridge Club Drive  
P.O. Box 5790  
Lake Tahoe NV, 89449

### GRANT, BARGAIN AND SALE DEED

**THIS DEED:** Made and entered into this 13<sup>th</sup> day of November 2018, by and between **Matthew D. West, A Single Man**, whose address is 259 Twinlake Dr., Sunnyvale, CA 94089, **GRANTOR** herein, and **Kristina Johns and Paul Johns, Wife and Husband**, as **Joint Tenants with Right of Survivorship**, of the State of Virginia, **GRANTEE**, herein:

**Grantee's mailing address:** 5253 Elmhurst Ave., Apt. B, Norfolk, VA 23513

**WITNESSETH**, that the said Grantor, for and in good and valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto the said Grantee the following described Real Property lying, being and situate in the unincorporated area, County of Douglas, State of Nevada:

See property described in **Exhibit "A"** attached hereto and by this reference made a part hereof.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof;

**TO HAVE AND TO HOLD THE PREMISES AFORESAID**, together with all rights, privileges and appurtenances to the same belong, unto the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

[Signature]  
Witness Signature

[Signature]  
Witness Signature

Rolando Hernandez  
Witness Print

Esiquiel Gutierrez  
Witness Print

[Signature]  
Matthew D. West

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 Alameda ) ss.

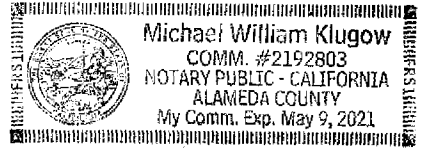
On November 13, 2018, before me, Michael William Klugow, a Notary Public, personally appeared Matthew D. West, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed 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 [Signature] Seal:

My Commission Expires: May 9, 2021



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR**  
**RIDGE TAHOE (Lot 42)**

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

And is described as follows:

**An undivided 1/102nd interest** as tenants in common in and to that certain real property and improvements as follows: (A) **An undivided 1/48<sup>th</sup> interest in and to Lot 42** as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> 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. 256** 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 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 to 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 odd numbered years 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 - 13<sup>th</sup> 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 13<sup>th</sup> 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: 1319-30-645-003

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-30-645-003  
 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

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$500.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 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: \_\_\_\_\_ %

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 \_\_\_\_\_ Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Matthew D. West  
 Address: 259 Twinlake Dr.  
 City: Sunnyvale  
 State: CA Zip: 94089

Print Name: Kristina & Paul Johns  
 Address: 5253 Elmhurst Ave., Apt. B  
 City: Norfolk  
 State: VA Zip: 23513

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Duncan Realty & Escrow Escrow # \_\_\_\_\_  
 Address: 4054 Rex Drive  
 City: Winter Garden State: FL Zip: 34787

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