

APN: 42-190-18
RECORDING REQUESTED BY:
Chicago Title Company
WHEN RECORDED PLEASE MAIL TO:
Matthew S. Farrand
1655 Covey Way
El Dorado Hills, CA 95762
MAIL TAX STATEMENTS TO:
Brittney & Matthew Farrand
1655 Covey Way
El Corado Hills, CA 95762
Escrow No: TS28503-015-CS2
Order No.: O13011951
Real Property Transfer Tax: \$ 0.00
City: Stateline

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

Beth A. Vidakovits, Successor Trustee of The Vidakovits Family Trust dated January 31, 1985

Does hereby ASSIGN, BARGAIN, GRANT, SALE, AND CONVEY to:

Matthew S. Farrand and Brittney Farrand, Husband and Wife as Joint Tenants with Right of Survivorship

All that real property situated in the City of Stateline, County of Douglas, State of Nevada, described as follows:

Unit No. 92, Winter Season in the project identified as The Ridge Tahoe.

This being the same property conveyed to Beth A. Vidakovits, Successor Trustee of The Vidakovits Family Trust dated January 31, 1985 recorded on 6/3/1996 as Document Number 389180 as more particularly described in Exhibit "A" attached hereto and made apart hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Document Date: March 31, 2016

The Vidakovits Family Trust dated January 31, 1985

Beth A. Vidakovits
Beth A. Vidakovits, Successor Trustee

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.

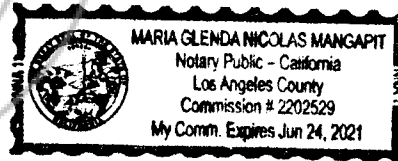
STATE OF California }
COUNTY OF Los Angeles } ss:

On August 1, 2018 before me, Maria Glenda Nicolas Mangapit, Notary Public in and for said State, personally appeared Beth A. Vidakovits, 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

Maria Glenda Nicolas Mangapit
Notary Public



(Notary Seal)

SEAL MUST BE PLACED INSIDE BORDER OR THE RECORDER WILL REJECT DEED

DESCRIPTION

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

AN UNDIVIDED 1/51ST INTEREST IN AND TO THAT CERTAIN CONDOMINIUM DESCRIBED AS FOLLOWS:

(A) AN UNDIVIDED 1/20TH INTEREST, AS TENANTS IN COMMON, IN AND TO LOT 31 OF TAHOE VILLAGE UNIT NO. 3, FIFTH AMENDED MAP, RECORDED OCTOBER 29, 1981, AS DOCUMENT NO. 61612 AS CORRECTED BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 23, 1981, AS DOCUMENT 62661, ALL OF OFFICIAL RECORDS DOUGLAS COUNTY, STATE OF NEVADA, EXCEPTING THEREFROM UNITS 81 TO 100 ON SAID AMENDED MAP AND AS CORRECTED BY SAID CERTIFICATE OF AMENDMENT.

(B) UNIT NO. 092 AS SHOWN AND DEFINED ON SAID LAST MENTIONED MAP AS CORRECTED BY SAID CERTIFICATE OF AMENDMENT.

PARCEL TWO:

A NON-EXCLUSIVE RIGHT TO USE THE REAL PROPERTY KNOWN AS PARCEL "A" ON THE OFFICIAL MAP OF TAHOE VILLAGE UNIT No. 3, RECORDED JANUARY 22, 1973, AS DOCUMENT No. 63805, IN THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, FOR ALL THOSE PURPOSES PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 11, 1973, AS DOCUMENT No. 63681, IN BOOK 173, PAGE 229, OF OFFICIAL RECORDS, AND IN MODIFICATION THEREOF RECORDED SEPTEMBER 28, 1973, AS DOCUMENT No. 69063 IN BOOK 973, PAGE 812, OF OFFICIAL RECORDS AND RECORDED JULY 2, 1976, AS DOCUMENT No. 1472 IN BOOK 776, PAGE 87, OF OFFICIAL RECORDS

PARCEL THREE:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND RECREATIONAL PURPOSES AND FOR USE AND ENJOYMENT AND INCIDENTAL PURPOSES OVER, ON AND THROUGH LOTS 29, 39, 40 AND 41 AS SHOWN ON SAID TAHOE VILLAGE UNIT NO. 3, FIFTH AMENDED MAP AND AS CORRECTED BY SAID CERTIFICATE OF AMENDMENT.

PARCEL FOUR:

(A) A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES AS GRANTED TO HARICH TAHOE DEVELOPMENTS IN DEED RE-RECORDED DECEMBER 8, 1981, AS DOCUMENT NO. 63026, BEING OVER A PORTION OF PARCEL 26-A (DESCRIBED IN DOCUMENT NO. 01112, RECORDED JUNE 17, 1976) IN SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.M., AND

(B) AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, 32' WIDE, THE CENTERLINE OF WHICH IS SHOWN AND DESCRIBED ON THE FIFTH AMENDED MAP OF TAHOE VILLAGE NO. 3, RECORDED OCTOBER 29, 1981, AS DOCUMENT NO. 61612, AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 23, 1981, AS DOCUMENT NO. 62661, OFFICIAL RECORDS, DOUGLAS COUNTY, STATE OF NEVADA.

DESCRIPTION

PARCEL FIVE:

THE EXCLUSIVE RIGHT TO USE SAID UNIT AND THE NON-EXCLUSIVE RIGHT TO USE THE REAL PROPERTY REFERRED TO IN SUBPARAGRAPH (A OF PARCEL ONE AND PARCEL TWO, THREE AND FOUR ABOVE, DURING ONE USE WEEK DURING WITHIN THE WINTER USE SEASON, AS SAID TERMS ARE DEFINED IN THE RESTRICTIONS FOR THE RIDGE TAHOE, RECORDED SEPTEMBER 17, 1982, AS DOCUMENT NO. 71000 OF OFFICIAL RECORDS, AS AMENDED.

THE ABOVE DESCRIBED EXCLUSIVE AND NON-EXCLUSIVE RIGHTS MAY BE APPLIED TO ANY AVAILABLE UNIT IN THE PROJECT, DURING SAID ALTERNATE USE WEEK WITHIN SAID SEASON.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 42-191-18 _____
- b) 31-092-40-01 _____
- 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:

\$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value \$ _____
Real Property Transfer Tax Due: \$ **0.00**

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Property being conveyed to son

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 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 Beth A. Vidakovits Capacity Beth A. Vidakovits, Successor Trustee
of The Vidakovits Family Trust dated January 31, 1985/Grantor

Signature _____ Capacity _____

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

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

Print Name: Beth A. Vidakovits, Successor Trustee of The Vidakovits Family Trust dated January 31, 1985
Address: 1105 Bonilla Dr.
City: Topanga
State: CA Zip: 90290

Print Name: Brittney Farrand and Matthew Farrand
Address: 1655 Covey Way
City: El Dorado Hills
State: CA Zip: 95762

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

Print Name: Chicago Title - Timeshare Escrow #: TS28503-CS2
Address: 10805 Rancho Bernardo Rd., Suite 150
City: San Diego State: CA Zip: 92127-5701