

DOUGLAS COUNTY, NV

2019-924236

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=5

01/04/2019 08:40 AM

DUNCAN REALTY & ESCROW

KAREN ELLISON, RECORDER

APN:

1319-30-643-002

Document Prepared By:  
When Recorded return to:  
Jeff Kirkpatrick  
4950 Hunt Rd.  
Cedar Rapids, IA 52411

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 15<sup>th</sup> day of Oct 2018, by and between **Patrick J. Oliva, a Single Man and Sunny L. Titus, a Single Man, together as Joint Tenants with Right of Survivorship**, whose address is 4470 Rockland Pl., La Canada Flintridge, CA 91011, **GRANTOR** herein, and **Jeff Kirkpatrick and Karen Kirkpatrick, Husband and Wife, as Joint Tenants with Right of Survivorship**, of the State of Iowa, **GRANTEE, herein:**

**Grantee's mailing address:** 4950 Hunt Rd., Cedar Rapids, IA 52411

**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.

Gary C. Olson  
Witness Signature  
Jill C. Olson  
John Lawrence Yu  
Witness Print

Rory Zayas  
Witness Signature  
Priscilla Valadez  
Witness Print

Patrick J. Oliva  
Patrick J. Oliva

Sunny L. Titus  
Sunny L. Titus

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 \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

On \_\_\_\_\_, before me, \_\_\_\_\_, A Notary Public, personally appeared Patrick J. Oliva and Sunny L. Titus, 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 \_\_\_\_\_

Seal.

My Commission Expires: \_\_\_\_\_

see attached Acknowledgment certificates

**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT  
(CALIFORNIA 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 Los Angeles )

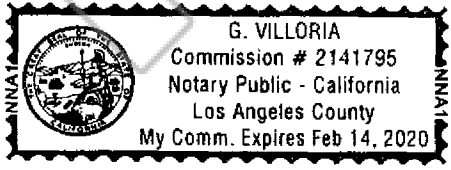
On Oct 15<sup>th</sup>, 2018 before me, G. Villoria, Notary Public  
(Date) (Here Insert Name and Title of the Officer)

personally appeared Patrick J. Oliva,  
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.

G. Villoria  
Signature of Notary Public (Notary Seal)



**ADDITIONAL OPTIONAL INFORMATION**

Description of Attached Document: Grant, Bargain and Sale Deed  
Title or Type of Document: Grant, Bargain and Sale Deed Document Date: Oct 15<sup>th</sup>, 2018  
Number of Pages: 3 Signer(s) Other Than Named Above: \_\_\_\_\_  
Additional Information: \_\_\_\_\_

# ALL- PURPOSE CERTIFICATE OF 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 Riverside }

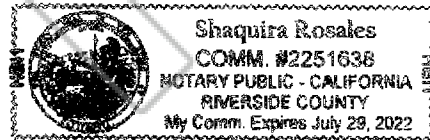
On October 20, 2018 before me, Shaquira Rosales, Notary Public  
(Here insert name and title of the officer)

personally appeared Sunny Lee Titus (aka Sunny L. Titus)  
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) 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.

Shaquira Rosales  
 Notary Public Signature (Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Sale Deed  
(Title or description of attached document)

CA Acknowledgment  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date 10/20/18

CAPACITY CLAIMED BY THE SIGNER

Individual (s)  
 Corporate Officer \_\_\_\_\_  
(Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
  - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
  - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
  - Print the name(s) of document signer(s) who personally appear at the time of notarization.
  - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they-~~ is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
  - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
  - Signature of the notary public must match the signature on file with the office of the county clerk.
    - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
    - ❖ Indicate title or type of attached document, number of pages and date.
    - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
  - Securely attach this document to the signed document with a staple.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR**  
**RIDGE TAHOE (Lot 28)**

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

And is described as follows:

**An undivided 1/51st interest** as tenants in common in and to that certain real property and improvements as follows: (A) **An undivided 1/50<sup>th</sup> interest in and to Lot 28** as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded 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. 002** 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 and Restated 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 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.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-30-643-002  
 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 Patrick J. Oliva Capacity \_\_\_\_\_ Grantor

Signature Sunny L. Titus Capacity \_\_\_\_\_ Grantor

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

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

Print Name: Patrick J. Oliva & Sunny L. Titus  
 Address: 4470 Rockland Pl.  
 City: La Canada Flintridge  
 State: CA                      Zip: 91011

Print Name: Jeff & Karen Kirkpatrick  
 Address: 4950 Hunt Rd.  
 City: Cedar Rapids  
 State: IA                      Zip: 52411

**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