

DOUGLAS COUNTY, NV

2019-926644

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=4

03/13/2019 11:49 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

<b>A.P.N. #</b>	A Ptn of 1319-30-643-028
<b>R.P.T.T.</b>	\$1.95
<b>Escrow No.</b>	20190081- TS/AH
<b>Recording Requested By:</b>	
<b>Stewart Vacation Ownership</b>	
<b>Mail Tax Statements To:</b>	
The Ridge Tahoe P.O.A P.O. Box 5790 Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
Jana Plummer 118 Rainbow Drive #1865 Livingston, TX 77399	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**SIMON C. HERNANDEZ**, a widower as to an undivided 1/2 interest and **PETER P. MONDRAGON**, Trustee for **THE MONDRAGON FAMILY LIVING TRUST** dated September 1, 2002, as to an undivided 1/2 interest

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

**JANA PLUMMER**, an unmarried woman

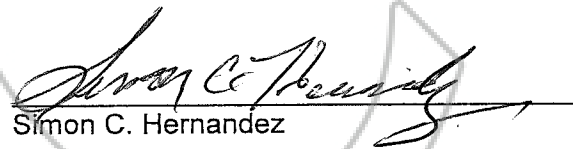
and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:


The Ridge Tahoe, Terrace Building, Even Year Use, Account #28-023-34-81, 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.

Dated: MARCH 8, 2019

MONRAGON FAMILY LIVING TRUST,  
Dated September 1, 2002

  
Simon C. Hernandez

  
Peter P. Mondragon, Trustee

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.

# 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 Orange

On March 8 2019 before me, Raymond Cristobal Llamas - Notary Public  
(insert name and title of the officer)

personally appeared SIMON C. HERNANDEZ  
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.

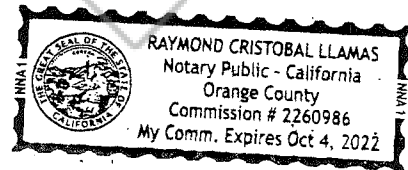
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

R Llamas

(Seal)



# ACKNOWLEDGMENT

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State of California  
County of Orange

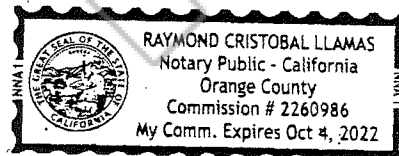
On March 8, 2019 before me, Raymond Cristobal Llamas - Notary Public  
(insert name and title of the officer)

personally appeared PETER P. MONDRAGON  
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 *R Llamas* (Seal)



**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 1/50<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, 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. 023 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 EVEN-numbered years in accordance with said Declarations.**

**A Portion of APN: 1319-30-643-028**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) A Ptn of 1319-30-643-028  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property
- |  |                        |                             |                         |
|--|------------------------|-----------------------------|-------------------------|
| a) <input type="checkbox"/>            | Vacant Land            | b) <input type="checkbox"/> | Single Family Residence |
| c) <input type="checkbox"/>            | Condo/Twnhse           | d) <input type="checkbox"/> | 2-4 Plex                |
| e) <input type="checkbox"/>            | Apartment Bldg.        | f) <input type="checkbox"/> | Commercial/Industrial   |
| g) <input type="checkbox"/>            | Agricultural           | h) <input type="checkbox"/> | Mobile Home             |
| i) <input checked="" type="checkbox"/> | Other <u>Timeshare</u> |                             |                         |

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: *Simon C. Hernandez* Capacity: Grantor  
 Simon C. Hernandez

Signature: \_\_\_\_\_ Capacity: Grantee  
 Jana Plummer

**SELLER (GRANTOR) INFORMATION**

Print Name: Simon C. Hernandez  
 Address: 121 W. Citron Street  
 City/State/Zip Corona, CA 92882

**BUYER (GRANTEE) INFORMATION**

Print Name: Jana Plummer  
 Address: 118 Rainbow Drive #1865  
 City/State/Zip Livingston, TX 77399

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

Company Name: Stewart Vacation Ownership Escrow No 20190081- TS/AH  
 Address: 3476 Executive Pointe Way #16  
 City Carson City State: NV Zip 89706