

APN# 1319-30-724-032



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: Peggy Benedum

Address: 11 Ridgecrest Dr

City/State/Zip: Scotts Valley, CA 95066

Mail Tax Statements to:

Name: Tom Holly and Dyanne Lynn Holmes Family Trust

Address: 28 Malabar Ct

City/State/Zip: San Carlos, CA 94070

Grant, Bargain and Sale Deed

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Peggy Benedum

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A portion of APN 1319-30-724-032

RETURN RECORDED DEED TO:

Peggy Benedum  
11 Ridgecrest Dr  
Scotts Valley, CA 95066

MAIL TAX STATEMENT TO:

Tom Holly and Dyanne Lynn Holmes Family Trust  
28 Malabar Ct  
San Carlos, CA 94070

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B 030

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT, BARGAIN and SALE DEED

THIS INDENTURE, made this 28th day of March, 2019 by and between **GLENN E. BERRY, a married man who acquired title as a single man and PEGGY BENEDUM, a married woman as sole and separate property**, Grantors, and **Tom Holmes and Dyanne Holmes, Trustees of the TOM HOLLY AND DYANNE LYNN HOLMES FAMILY TRUST**, Grantees,

### WITNESSETH

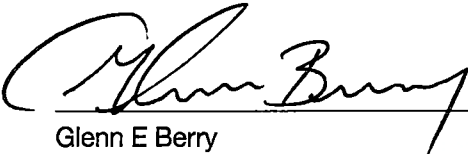
The Grantors, for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the Grantees, and to the heirs and assigns of such Grantee forever, all that real property situated in the county of Douglas, State of Nevada, more particularly described as

The Ridge Tahoe, Two Bedroom Premier Unit, Tower Building, Prime Season, Account #34-031-23-01, Stateline, NV 89449. See **Exhibit "A"**, a copy of which is attached hereto and incorporated herein by this reference.

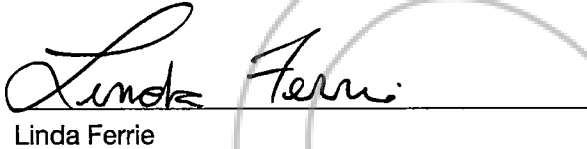
TOGETHER WITH all and singular tenements, hereditaments and appurtenances, thereunto belonging or appurtenanting and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

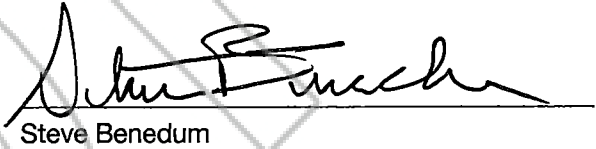
TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantees and to their respective successors and assigns forever.

IN WITNESS WHEREOF, the Grantors have executed this deed on the day and year first above written.

  
\_\_\_\_\_  
Glenn E Berry

  
\_\_\_\_\_  
Peggy Benedum

  
\_\_\_\_\_  
Linda Ferrie

  
\_\_\_\_\_  
Steve Benedum

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**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 Santa Cruz )

On 3/28/2019 before me, Adam Weiss, Notary Public  
Date Here Insert Name and Title of the Officer

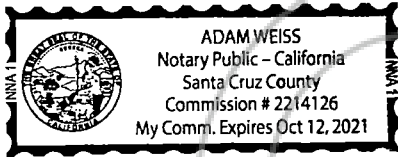
personally appeared Glenn E. Berry, Linda Ferrie,  
Name(s) of Signer(s)

Peggy Benedum and Steve Benedum

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]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Grant, Bargain  
Title or Type of Document: and Sale Deed Document Date: 3/28/19  
Number of Pages: 3 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 031 as shown and defined on said Condominium Plan.

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, 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 the modifications 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 the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed 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, - and -
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the Purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the "Prime season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

REQUESTED BY  
**STEWART TITLE OF DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

'87 SEP 25 12:37

SUZANNE BEAUDREAU  
RECORDER  
*Co* PAINE DEPUTY **163125**

BOOK 987 PAGE 4230

FOR RECORDERS OPTIONAL USE ONLY

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

DATE OF RECORDING: \_\_\_\_\_

NOTES: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) a portion of 1319-30-724-032

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

3. Total Value/Sales Price of Property: \$1,287.00  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$1,287.00  
Real Property Transfer Tax Due: \$5.85

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.**

Seller Signature Peggy Beaudin 3-28-19

Seller Signature [Signature] 3-28-19

Buyer Signature Tom Wally Holmes Trustee 3-28-19

Buyer Signature Dyan Lynn Holman, Trustee 3-28-19

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**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 Santa Cruz )

On 3/28/2019 before me, Adam Weiss, Notary Public,  
Date Here Insert Name and Title of the Officer

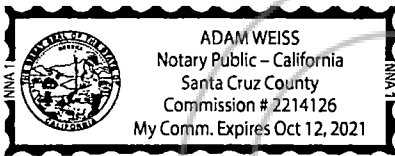
personally appeared Peggy Benedum, Glenn E. Berry,  
Name(s) of Signer(s)

Tom Holly Holmes and Dyanne Lynn Holmes

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 of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document State of Nevada  
Title or Type of Document: Declaration of Value Document Date: 3/28/2019  
Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

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

Print Name: Peggy Benedum

Address: 11 Ridgcrest Dr

City: Scotts Valley

State: CA Zip: 95066

Print Name: Glenn E Berry

Address: 485 Thin Edge Rd

City: Santa Cruz

State: CA Zip: 95065

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

Print Name: Tom Holly Holmes, Trustee  
of the Tom Holly and Dyanne Lynn Holmes Family Trust

Address: 28 Malabar Ct

City: San Carlos

State: CA Zip: 94070

Print Name: Dyanne Lynn Holmes, Trustee  
of the Tom Holly and Dyanne Lynn Holmes Family Trust

Address: 28 Malabar Ct

City: San Carlos

State: CA Zip: 94070

**COMPANY/PERSON REQUESTING RECORDING**  
(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	
_____	