



KAREN ELLISON, RECORDER E07

APN: A portion of 42-010-40
R.P.T.T.: \$0.00
Exempt: (NRS 375.090, Section 7)
**This Document Prepared By
And After Recording Mail To:**

JENNIFER BROWN
Attorney at Law
Wade Law Offices
2400 Professional Drive, Suite 100
Roseville, California 95661

Mail Tax Statements To:

Mark H. Mansfield and Susan Hansell, as co-Trustees
1911 Poplar Avenue
Redwood City, CA 940661

Send Subsequent Tax Bills To:

Mark H. Mansfield and Susan Hansell, as co-Trustees
1911 Poplar Avenue
Redwood City, CA 940661
Phone: 650-533-1190/650-520-1181

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

MARK H. MANSFIELD, who took title as an unmarried man as to an undivided ½ interest and
SUSAN M. HANSELL, who took title as a single woman as to an undivided ½ interest,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do
hereby GRANT, BARGAIN, SELL AND CONVEY to:

MARK H. MANSFIELD and SUSAN HANSELL, as co-Trustees of THE MARK MANSFIELD
AND SUSAN HANSELL 2019 REVOCABLE TRUST, U/A dated March 4, 2019, the
GRANTEE,

Whose mailing address is 1911 Poplar Avenue, Redwood City, CA 940661;

All of the following described real estate situated in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in Grant, Bargain, Sale Deed, recorded on August 16,
1995, as Document No. 368466 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 400 Ridge Club Drive, Unit 259, Stateline, Nevada 89449, NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record,
if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 12th day of APRIL, 2019.

[Signature]
MARK H. MANSFIELD

[Signature]
SUSAN M. HANSELL

ACKNOWLEDGEMENT

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.

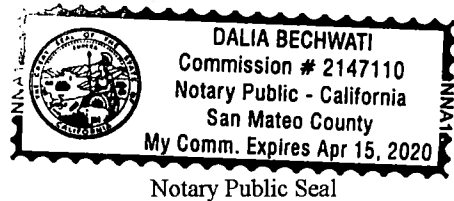
STATE OF CALIFORNIA
COUNTY OF San Mateo

On 4/12/2019, 2019, before me, Dalia Bechwati, Notary Public, a Notary Public, personally appeared MARK H. MANSFIELD and SUSAN M. HANSELL, 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]
Notary Public Signature



The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

[Signature]
MARK H. MANSFIELD

[Signature]
SUSAN M. HANSELL

EXHIBIT A

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th 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. 259 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 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 year 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, 13th 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 13th Amended Map;
thence S. 14°00'00" W., along said Northerly line, 14.19 feet;
thence N. 52°20'29" W., 39.59 feet;
thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 42-010-40
- b. _____
- c. _____
- d. _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>Verified Trust - J</i>	

2. Type of Property:

- a. Vacant Land
- b. Single Fam. Res.
- c. Condo/Townhouse
- d. 2-4 Plex
- e. Apt. Bldg
- f. Comm'l/Ind'l
- g. Agricultural
- h. Mobile Home
- Other: _____

3. a. Total Value /Sales Price of Property:

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>NO SALE</u> <u>(0.00)</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantors.

5 Partial Interest: Percentage being transferred: 100 %

The undersigned declare and acknowledge, 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 2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: Grantor

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Mark H. Mansfield and Susan Hansell
Hansell, co-trustees
Address: 1911 Poplar Avenue
City: Redwood City
State CA Zip: 940661

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mark H. Mansfield and Susan
Address: Same as Grantor
City: Same as Grantor
State: Same as Grantor Zip: Same as Grantor

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

JENNIFER BROWN
Attorney at Law
Wade Law Offices
2400 Professional Drive, Suite 100
Roseville, California 95661

AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED