

A.P.N. 1319-30-644-114  
Old APN: 42-288-13

**When Recorded, Mail to:**  
Charles S. Zumpft, Esq.  
MINDEN LAWYERS, LLC  
Post Office Box 2860  
Minden, NV 89423

**Mail Tax Statements to:**

Gary R. Bernard and Kathy A. Bernard  
14526 Juniper St.  
San Leandro, CA 94579

DOUGLAS COUNTY, NV  
Rec:\$35.00  
Total:\$35.00  
MINDEN LAWYERS

**2019-932454**  
**07/23/2019 10:16 AM**

Pgs=4



KAREN ELLISON, RECORDER

E07

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Pursuant to *NRS 239B.030, I*, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

**The undersigned grantor declares: documentary transfer tax is: \$ -0-**

**GRANT, BARGAIN, AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Gary R. Bernard and Kathy A. Bernard, husband and wife as joint tenants with right of survivorship ("Grantors"), do hereby GRANT, BARGAIN, SELL, and CONVEY to Gary R. Bernard and Kathy A. Bernard, as Trustees of The Bernard Family Trust, all of their right, title and interest in that certain real property located in the County of Douglas, State of Nevada, and more specifically described in the attached *Exhibit A*.

Pursuant to *NRS § 111.312*, this legal description was previously recorded on March 30, 1993, as Document Number 303243, Book 393 Page 5645, in the Office Records of Douglas County.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee's heirs and assigns forever.

DATED this 18<sup>th</sup> day of July 2019.

By: [Signature]  
Gary R. Bernard

By: [Signature]  
Kathy A. Bernard

CALIFORNIA 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 trustfulness, accuracy, or validity of that document.

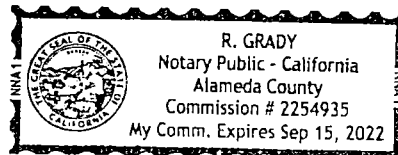
State of California  
County of ALAMEDA

On July 18, 2019, before me, R. GRADY, Notary Public, personally appeared Gary R. Bernard and Kathy A. Bernard who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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] (Notary Seal)



## EXHIBIT "A" (37)

An undivided 1/102<sup>nd</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 203 as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, 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 Lot 37 only, for one week every other year in Odd-numbered years in the Swing "Season" as defined in and in accordance with said Declarations.

A portion of APN: 42-288-13

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-30-644-114  
 b) Old APN 42-288-13  
 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: <u>Trust OK BC</u>	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: transfer of title to a trust without consideration

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 Kathy A Bernard Capacity Grantor

Signature Kathy A. Bernard Capacity Trustee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Gary and Kathy Bernard  
 Address: 14526 Juniper St.  
 City: San Leandro  
 State: CA Zip: 94579

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: The Bernard Family Trust  
 Address: 14526 Juniper St.  
 City: San Leandro  
 State: CA Zip: 94579

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

Print Name: Minden Lawyers, LLC Escrow # \_\_\_\_\_  
 Address: 990 Ironwood Drive, Suite 300  
 City: Minden State: NV Zip: 89423

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