

WHEN RECORDED MAIL TO:

Gary R. King, Esq.
Gary R. King & Associates
30950 Rancho Viejo Road, Suite 155
San Juan Capistrano, California 92675

DOUGLAS COUNTY, NV **2019-933067**
Rec:\$35.00
Total:\$35.00 **08/05/2019 12:57 PM**
KING & ASSOCIATES Pgs=4



KAREN ELLISON, RECORDER E07

Ref: 99999.153

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P. No.: ~~42-010-40~~ 1319-30-645 - **GRANT DEED**
NO 003 177

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **John R. Bacon and Lilibeth B. Bacon, husband and wife as joint tenants with rights of survivorship (GRANTORS)** hereby GRANT(S) all of their right title and interest to **John R. Bacon and Lilibeth B. Bacon, Trustees of J & L Bacon Living Trust (GRANTEES)** the following real property situated in the County of Douglas, State of Nevada, more particularly described on Exhibit A attached hereto and incorporated herein by this reference;

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof:

Subject to any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded on February 14, 1984, as Document No. 96758, Book 284, Pag 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this refence as if it were fully set forth herein:

GRANTEES ADDRESS
John & Lilibeth Bacon
26091 Red Corral Road
Laguna Hills, California 92653

Tax statements should be mailed to John & Lilibeth Bacon
26091 Red Corral Road
Laguna Hills, California 92653

Dated: July 22, 2019

In Witness whereof, the Grantor has executed this conveyance the day and year written above.

John R. Bacon

Lilibeth B. Bacon

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.

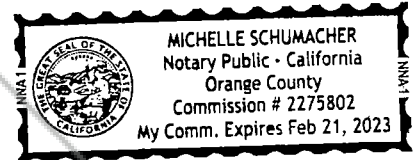
State of California)
County of Orange)

On July 22, 2019, before me, Michelle Schumacher, Notary Public, personally appeared **John R. Bacon and Lilibeth B. Bacon**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name 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 Michelle Schumacher [Seal]



An undivided 1/102nd 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. 273 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 further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded October 17, 1995 as Document No. 372905, 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 every other year in odd-numbered years 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., 30.59 feet;
 thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: ~~42-010-40~~ 1319 -30 - 645-003 TTN

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) ~~#201040~~
 b) ~~4E~~
 c) 1319-30-646-003 TTN
 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 OR BC</u>	

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer from Husband and Wife to their Trust
for no 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 John & Libbeth Bacon Capacity Trustee
 Signature Libbeth B. Bacon Capacity Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: John & Libbeth Bacon
 Address: 26091 Red Corral Road
 City: Laguna Hills
 State: CA Zip: 92653

Print Name: John & Libbeth Bacon, Trustees
 Address: 26091 Red Corral Road
 City: Laguna Hills
 State: CA Zip: 92653

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Gary R. King, Esq. Escrow # n/a
 Address: 30950 Rancho Viejo Road, Suite 155
 City: San Juan Capistrano State: CA Zip: 92675

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