

APN 1319-30-644-088

**RECORDING REQUESTED BY  
ATTORNEY AND WHEN RECORDED,  
MAIL TO:**

**ALLEN T. RATCLIFFE, JR.**  
Attorney at Law  
3150 Crow Canyon Place, Suite 250  
San Ramon, California 94583-1324



KAREN ELLISON, RECORDER

E07

**MAIL TAX STATEMENTS TO:**

DONALD L. THOMAS  
1064 Lakeridge Place  
San Ramon, CA 94582

RPTT: \_\_\_\_\_

**GRANT DEED**

THIS INDENTURE WITNESS that the GRANTOR: DONALD L. THOMAS, a single man, for the consideration of Ten Dollars (\$10.00) does hereby grant the right, title and interest, if any, which GRANTOR may have in all that real property, the receipt of which is hereby acknowledged to the GRANTEE: DONALD L. THOMAS, as Trustee of the DONALD L. THOMAS REVOCABLE TRUST, utd 11/02/2018, all that real property situated in the County of Douglas, State of Nevada bounded and described as follows:

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. 178 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 even-numbered years in the Prime "Season" as defined in and in accordance with said Declarations.

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

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand on the 21st day of August, 2019.

Donald L Thomas  
DONALD L. THOMAS

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

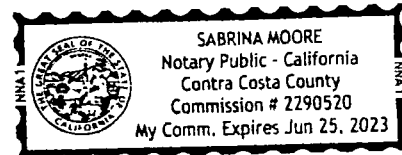
COUNTY OF Contra Costa

On August 21, 2019, before me, Sabrina Moore, Notary Public, personally appeared DONALD L. THOMAS, 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 Sabrina Moore



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COPY

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-30-644-088  
 b) \_\_\_\_\_  
 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 or BE</u>	

3. Total Value/Sales Price of Property: \$ \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 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 to trust without consideration

5. Partial Interest: Percentage being transferred: 100.0 %

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 Donald J Thomas Capacity \_\_\_\_\_  
 Signature Donald J Thomas Capacity Trustee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: DONALD L. THOMAS  
 Address: 1064 Lakeridge Place  
 City: San Ramon  
 State: CA Zip: 94582

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: DONALD L. THOMAS, as Trustee of the DONALD L. THOMAS REVOCABLE TRUST, utd 11/02/2018  
 Address: 1064 Lakeridge Place  
 City: San Ramon  
 State: CA Zip: 94582

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: ALLEN T. RATCLIFFE, JR. Escrow # \_\_\_\_\_  
 Address: 3150 Crow Canyon Place, Ste. 250  
 City: San Ramon State: CA Zip: 94583

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