

<b>A.P.N. No.:</b>	A ptn of 1319-30-723-005
<b>R.P.T.I.</b>	\$ 5.85
<b>File No.:</b>	RTAVTS19183514
<b>Recording Requested By:</b> Stewart Title Guaranty Company	
<b>Mail Tax Statements To:</b> Ridge Tahoe P.O.A. P.O. Box 5790 Stateline, NV 89449	
<b>When Recorded Mail To:</b> ARTHUR SMITHSON and BRUCE MIDDLETON and JOYCE MIDDLETON 2245 Cumberland Dr. Redding, CA 96001	

DOUGLAS COUNTY, NV      **2019-938215**  
RPTT:\$5.85 Rec:\$35.00  
\$40.85      Pgs=5      11/14/2019 03:11 PM  
STEWART TITLE VACATION OWNERSHIP  
KAREN ELLISON, RECORDER

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That  
**DONALD VAN TWISK BEAR**, Trustee of **THE DONALD V.T. BEAR SEPARATE PROPERTY TRUST**, dated May 14, 1999 and **GAIL-MARIE OSTERLOH**, Trustee of **THE GAIL-MARIE OSTERLOH SEPARATE PROPERTY TRUST**, dated May 13, 1999  
for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to  
**ARTHUR SMITHSON**, a married man as his sole and separate property, as to an undivided 50% interest and **BRUCE MIDDLETON and JOYCE MIDDLETON**, husband and wife, as joint tenants with right of survivorship, as to an undivided 50% interest, as Tenants in Common,

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Naegle Building, Summer Season, Account #:3312506A . Stateline, NV 89449. See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 10/24/19

THE DONALD V.T. BEAR SEPARATE PROPERTY TRUST, dated May 14, 1999

THE GAIL-MARIE OSTERLOH SEPARATE PROPERTY TRUST, dated May 13, 1999

✓ *Donald*  
Donald Van Twisk Bear, Trustee

✓ Executed in Counterpart  
Gail-Marie Osterloh, Trustee

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

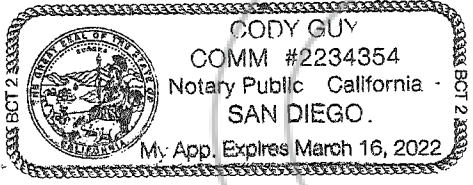
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Diego )  
On 10/25/2019 before me, Cody Guy notary public  
Date Here Insert Name and Title of the Officer  
personally appeared Donald Vantrisk Bear  
Name(s) of Signer(s)

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 [Handwritten 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  
Title or Type of Document: Grant bargain sale deed Document Date: 10/25/2019  
Number of Pages: \_\_\_\_\_ 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: \_\_\_\_\_

<b>A.P.N. No.:</b>	A ptn of 1319-30-723-005
<b>R.P.T.T.</b>	\$ 5.85
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<b>When Recorded Mail To:</b> ARTHUR SMITHSON and BRUCE MIDDLETON and JOYCE MIDDLETON 2245 Cumberland Dr. Redding, CA 96001	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That  
**DONALD VAN TWISK BEAR**, Trustee of **THE DONALD V.T. BEAR SEPARATE PROPERTY TRUST**, dated May 14, 1999 and **GAIL-MARIE OSTERLOH**, Trustee of **THE GAIL-MARIE OSTERLOH SEPARATE PROPERTY TRUST**, dated May 13, 1999

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**ARTHUR SMITHSON**, a married man as his sole and separate property, as to an undivided 50% interest and **BRUCE MIDDLETON and JOYCE MIDDLETON**, husband and wife, as joint tenants with right of survivorship, as to an undivided 50% interest, as Tenants in Common,

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Naegle Building, Summer Season, Account #3312506A Stateline, NV 89449. See Exhibit "A" attached hereto and by this reference made a part hereof.

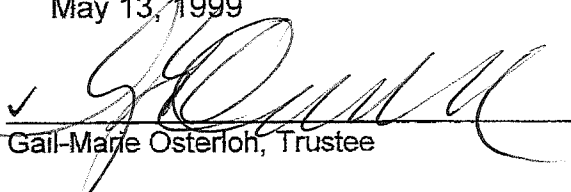
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 10/29/19

THE DONALD V.T. BEAR SEPARATE  
PROPERTY TRUST, dated  
May 14, 1999

THE GAIL-MARIE OSTERLOH SEPARATE  
PROPERTY TRUST, dated  
May 13, 1999

✓ Executed In Counterpart  
Donald Van Twisk Bear, Trustee

✓   
Gail-Marie Osterloh, Trustee

PLEASE SEE NOTARY  
ATTACHMENT

# 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 truthfulness, accuracy, or validity of that document.

State of California }

County of Riverside }

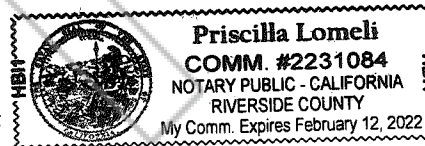
On October 29, 2019 before me, Priscilla Lomeli, Notary Public,  
(Here insert name and title of the officer)

personally appeared Gail-Marie Osterloh,  
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.

Priscilla Lomeli  
Notary Public Signature (Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

**DESCRIPTION OF THE ATTACHED DOCUMENT**

Grant, Bargain, Sale Deed  
(Title or description of attached document)

CA Acknowledgment  
(Title or description of attached document continued)

Number of Pages        Document Date       

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/~~she~~/~~they~~, - is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**EXHIBIT "A"**

**(33)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20<sup>th</sup> interest in and to Lot 33 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 121 through 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and (B) Unit No. 125 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 III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, 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 Lots 31, 32 or 33 only, for one week each year in the Summer "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-723-025**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-723-005  
 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  
 Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 1,250.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 1,250.00  
 d. 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: 100 %  
 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 \_\_\_\_\_ Capacity \_\_\_\_\_ Grantor \_\_\_\_\_  
 Signature *Arthur Smithson* Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: DONALD VAN TWISK BEAR  
 Address: 7216 Linden Terrace  
 City: Carlsbad  
 State: CA Zip: 92011

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: ARTHUR SMITHSON  
 Address: 2245 Cumberland Dr.  
 City: Redding  
 State: CA Zip: 96001

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Guaranty Company Escrow # RTAVTS19183514  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED