

Recording Requested By:

Catherine Ancalade

When Recorded Mail To:

Thomas P. Bohnen, Esq.
Law Offices of Thomas P. Bohnen
P.O. Box 1111
Monterey, CA 93942

Mail Tax Statements To:

Catherine Ancalade, Trustee
9164 E. Mercedes Avenue
Winton, CA 95388



00103601201909397240040046

KAREN ELLISON, RECORDER

E07

Property Address: Timeshare interest in The Ridge Tahoe
Douglas County, Nevada

APN: A portion of 42-010-40

Real Property Transfer Tax: None
(NRS 375.090.7)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made this 10 day of December, 2019, between CATHERINE ANCALADE, Surviving Joint Tenant (hereinafter "Grantor"), and CATHERINE ANCALADE, Trustee of the Ancalade Family Trust dated July 2, 2019 (hereinafter "Grantee"):

WITNESSETH:

The Grantor, for no consideration, hereby grants to the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, herediements and appurtenances thereunto belonging or appurtenant 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 February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

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

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

Catherine Ancalade
CATHERINE ANCALADE

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)
) ss.
County of Monterey)

On December 10, 2019, before me, Celia Canisso-Strouse, a Notary Public, personally appeared CATHERINE ANCALADE, 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: *Celia Canisso-Strouse*

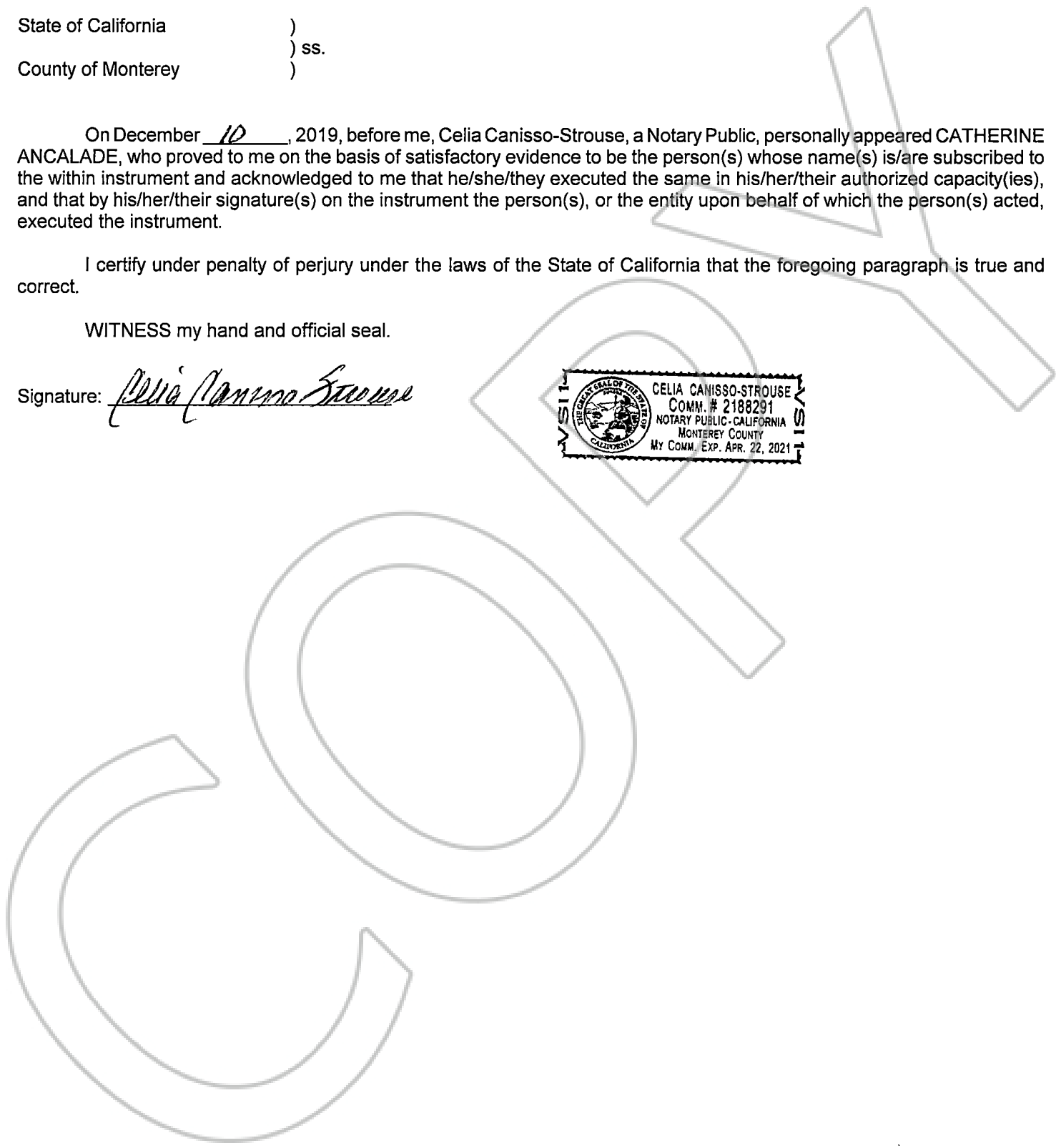
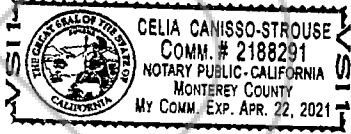


EXHIBIT "A"

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. 274 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 Even 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

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 42-010-40 (a portion)
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other Timeshare Interest

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>12/17/19</u>	
NOTES: <u>Trust over note</u>	

3. Total Value/Sales Price of Property: \$.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$.00
 Real Property Transfer Tax Due: \$.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer to revocable living 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 Catherine Ancalade Capacity _____ Seller/Grantor

Signature Catherine Ancalade Capacity _____ Buyer/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Catherine Ancalade
 Address: 9164 E. Mercedes Avenue
 City: Winton
 State: CA Zip: 95388

Print Name: Catherine Ancalade, Trustee
 Address: 9164 E. Mercedes Avenue
 City: Winton
 State: *Winton* CA Zip: 95388

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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