



KAREN ELLISON, RECORDER

E07

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

TOEWS LAW GROUP, INC.  
1212 Marsh Street, Suite 3  
San Luis Obispo, CA 93401

**MAIL TAX STATEMENTS TO:**

Peter Hesse  
311 Pablo Lane  
Nipomo, CA 93444

A.P.N. 1319-30-645-003

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**GRANT DEED**

THIS INDENTURE WITNESSETH; That for a valuable consideration, receipt of which is hereby acknowledged,

PETER S. HESSE and MARGARET S. HESSE, Trustees of the PETER AND PEGGY HESSE FAMILY TRUST dated February 21, 2005,

does hereby Grant, Bargain, Sell and Convey to

**PETER HESSE, Trustee of the HESSE FAMILY TRUST dated February 24, 2020**

the real property situate in the County of DOUGLAS, State of Nevada, bounded and described as follows:

An undivided 1/51st fee interest as tenants in common in and to Unit No. 284 in the project identified as THE RIDGE TAHOE, as more fully described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, thereunto belonging or in any wise appertaining.

Dated: February 24, 2020

PETER S. HESSE

MARGARET S. HESSE

**ACKNOWLEDGEMENTS**

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.

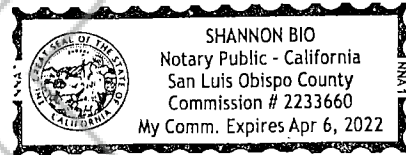
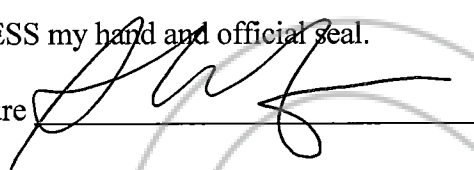
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN LUIS OBISPO )

On February 24, 2020, before me, SHANNON BIO, a Notary Public, personally appeared PETER S. HESSE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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



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.

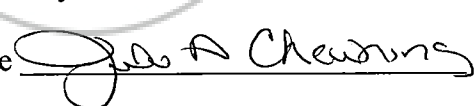
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF Santa Barbara )

On Feb 24<sup>th</sup>, 2020, before me, Julie A Chewning, a Notary Public, personally appeared MARGARET S. HESSE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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



**Exhibit "A"**  
**Legal Description**  
**APN: 1319-30-645-003**

AN UNDIVIDED 1/51ST 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 UNIT 255 THROUGH 302 (INCLUSIVE) AS SHOWN ON SAID MAP; AN (B) UNIT NO. 284 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 OF THE RIDGE TAHOE PHASE SEVEN, RECORDED MAY 4, 1995, AS DOCUMENT NO. 361461, AND AS DESCRIBED IN THE FIRST AMENDED RECITATION OF EASEMENTS AFFECTING THE RIDGE TAHOE RECORDED JUNE 9, 1995 AS DOCUMENT NO. 361815, AND SUBJECT TO SAID DECLARATION ; WITH THE EXCLUSIVE RIGHT TO USE SAID INTEREST, IN LOT 42 ONLY. FOR ONE WEEK EACH YEAR IN ACCORDANCE WITH SAID DECLARATION.

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 THE THIS EASEMENT SAID POINT BEARS S. 43° 19' 06" E., 472.67 FEET 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: 1319-30-645-003

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-30-645-003  
 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: <u>2/28/20</u>	
NOTES: <u>Trust of Hesse</u> <u>(Trustee)</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 # 07  
 b. Explain Reason for Exemption: Transfer without consideration to a trust

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 Peter S. Hesse Capacity Grantor  
 Signature Peter S. Hesse Capacity Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Peter S. Hesse, Trustee, Peter and Peggy Hesse  
 Print Name: Family Trust dated February 21, 2005  
 Address: 311 Pablo Lane  
 City: Nipomo  
 State: California Zip: 93444

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Peter Hesse, Trustee, Hesse Family Trust dated February 24, 2020  
 Address: 311 Pablo Lane  
 City: Nipomo  
 State: California Zip: 93444

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: Toews Law Group, Inc. Escrow # \_\_\_\_\_  
 Address: 1212 Marsh Street, Suite 3  
 City: San Luis Obispo State: California Zip: 93401

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