

A.P.N.: 1319-30-723-016
File No: 1180-4578919 (PB)
R.P.T.T.: \$1.95

DOUGLAS COUNTY, NV
RPTT:\$1.95 Rec:\$40.00
\$41.95 Pgs=4
2020-942947
02/28/2020 02:28 PM
FIRST AMERICAN - NVOD LAS VEGAS
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
The O'Dell Family Trust, Dated April 18, 1994
400 Ridge Club Dr
Stateline, NV 89449

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mesha Swart

do(es) hereby *GRANT, BARGAIN and SELL* to

David Abbott O'Dell and Denise Marie O'Dell, Trustees of The O'Dell Family Trust, Dated April 18, 1994

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

The Ridge Tahoe, Naegle Building, Winter Season, Week #33-135-49-02, Stateline, NV 89449.

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 33 as shown on Tahoe Village Unit No. 3 - 13th 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. 135 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 Winter "Season" as defined in and in accordance with said Declarations.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 02/24/2020

COOPY

Mesha Swart

Mesha Swart

STATE OF _____)

ss.

COUNTY OF _____)

This instrument was acknowledged before me on _____ by
Mesha Swart.

Notary Public

(My commission expires: _____)

SEE ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 } S.S.
COUNTY OF Orange

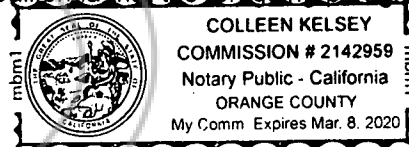
On February 24, 2020, before me, Colleen Kelsey, Notary Public, personally appeared Mesha Swart

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] (Seal)



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Grant Bargain and Sale Deed

Document Date: Number of Pages:

Signer(s) other than named above

CAPACITY(IES) CLAIMED BY SIGNER(S)

INDIVIDUAL

CORPORATE OFFICER(S)

TITLE(S)

PARTNER(S)- LIMITED GENERAL

ATTORNEY-IN-FACT

TRUSTEE(S)

GUARDIAN OR CONSERVATOR

OTHER

Right Thumbprint Of Signer
Top of thumb here

INDIVIDUAL

CORPORATE OFFICER(S)

TITLE(S)

PARTNER(S)- LIMITED GENERAL

ATTORNEY-IN-FACT

TRUSTEE(S)

GUARDIAN OR CONSERVATOR

OTHER

Right Thumbprint of Signer
Top of thumb here

SIGNER IS REPRESENTING:

[Blank lines for signer representation]

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-723-016
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$500.00
- d) Real Property Transfer Tax Due \$1.95

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Mesha Swart*
Signature: _____

Capacity: GRANTOR
Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Mesha Swart
Address: 2079 Thurin St.
City: Costa Mesa
State: CA Zip: 92627

Print Name: The O'Dell Family Trust,
Dated April 18, 1994
Address: 400 Ridge Club Dr
City: Stateline
State: NV Zip: 89449

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

Print Name: Company
Address: 400 South Rampart Blvd., Suite 290
City: Las Vegas

File Number: 1180-4578919 PB/ PB
State: NV Zip: 89145

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