

APN# 42-010-40

Recording Requested by/Mail to:

Name: Stephens & Stephens LLP

Address: P.O. BOX 1454

City/State/Zip: Santa Maria, CA 93456

Mail Tax Statements to:

Name: Chad Stephens

Address: P.O. Box 51607

City/State/Zip: Pacific Grove, CA 93950



00115044202009496040050050

KAREN ELLISON, RECORDER

Grant, Bargain and Sale Deed

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

  
\_\_\_\_\_  
Signature

**Chad Stephens**  
\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

~

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**  
(Mail tax statement as specified in footer)

CONRAD B. STEPHENS  
STEPHENS & STEPHENS LLP  
P.O. BOX 1454  
SANTA MARIA, CA 93456

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSESSORS PARCEL NO: 42-010-40

**GRANT, BARGAIN and SALE DEED**

The undersigned Grantor declares under penalty of perjury that the following is true and correct:

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

Betty A. Couey

does hereby GRANT, BARGAIN and SELL to **CHAD STEPHENS**, a single man

the following described real property in the County of Douglas, State of Nevada.

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

TOGETHER with all tenements, hereditaments and appurtenances, thereunto belonging or appertaining 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.

Date: 4-22-20

x   
BETTY A. COUEY, Trustee

Mail Tax Statement To: Chad Stephens 185 Central Ave., Apt. F, Pacific Grove, CA 93950p

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

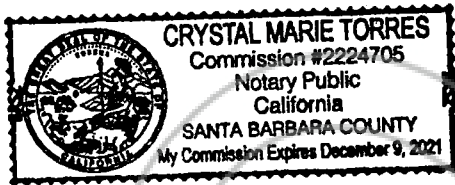
A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Santa Barbara )

On 22<sup>nd</sup> April 2020, before me, Crystal Marie Torres, Notary Public, personally appeared a **Betty A. Couey** 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.



*Place Notary Seal Above*

WITNESS my hand and official seal.

Signature 

## **EXHIBIT A**

### Legal Description

An undivided 1/51<sup>st</sup> 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. 3-14<sup>th</sup> Amended May, 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. 277 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 by 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 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 each year 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, 13<sup>th</sup> 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 13<sup>th</sup> 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

*End of Document*

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 42-010-40  
 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 Time Share

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

*per Carmen ok to fill in company info*

3. Total Value/Sales Price of Property: \$101.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$1.95

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 [Signature] Capacity Attorney for Buyer & Seller  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Betty A. Couey  
 Address: P.O. Box 1941  
 City: Santa Maria  
 State: California Zip: 93456

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Chad Stephens  
 Address: P.O. Box 51607  
 City: Pacific Grove  
 State: California Zip: 93950

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: Stephens + Stephens Escrow # \_\_\_\_\_  
 Address: 505 S. McClelland St  
 City: Santa Maria State: CA Zip: 93454  
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)