

DOUGLAS COUNTY, NV

2020-951314

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

08/25/2020 10:22 AM

RESORT TRANSFER GROUP LLC

KAREN ELLISON, RECORDER

A Portion of APN: 1319-30-644-093  
#37-183-44-01 / 20090603  
RECORD AND RETURN TO:  
Resort Transfer Group  
8600 Daniel Dunklin Commercial Blvd.  
Pevely, Mo. 63070

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made August 25<sup>TH</sup>, 2020 between Albert L. Freitag and Theresa A. Freitag husband and wife as joint tenants with right of survivorship, as Grantor, and Ziv Aviv, Married Man, Sole and Separate Property, as Grantee; whose post off address is 56 Dorchester St. Worcester, MA 01604

#### WITNESSETH:

That Grantor, in consideration for the sum of \$10.00, lawful money of the United States of America and other good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, part bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on (Exhibit "A" the proper legal description will be attached by the escrow company, Stewart Title of Douglas County and incorporated herein by this reference; TOGETHER with the tenements, hereditament and appurtenances there unto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

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

IN WITNESS WHEREOF, Grantor has hereunto caused this Warranty Deed to be executed, this the day and year first above written.

[Signature]  
Albert L. Freitag

[Signature]  
Theresa A. Freitag

[Signature]  
Witness Signature

Briana VanBuren  
Witness Printed Name

[Signature]  
Witness Signature

Marian TCAF  
Witness Printed Name

STATE OF MISSOURI)

)ss.

COUNTY OF SAINT LOUIS

On this 25<sup>th</sup> day of August, 2020, before me personally appeared to me, Albert L. Freitag and Theresa A. Freitag to me personally known, who being duly sworn, 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 acknowledge to me that by he/she/they executed the same in his/her/their authorized capacities, 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, execute the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Missouri that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC Veronica Corlonda Robinson (Notary Seal)

My commission expires: 5/10/2024



**EXHIBIT "A"**

**(37)**

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 183 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 Five recorded August 18, 1988, as Document No. 184461, as amended, 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 Lot 37 only, for one week each year in the Swing "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-093

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-30-644-093  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

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

3. a. Total Value/Sales Price of Property: \$ 500.00  
 b. Deed in Lieu of Foreclosure Only (Value of property) (\$ 0.00)  
 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: Veronica Robinson Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Albert L. Freitag & Theresa A. Freitag  
 Address: 1649 Emma Court  
 City: El Dorado Hills  
 State: CA Zip: 95162

Print Name: Ziv Aviv  
 Address: 56 Dorchester St APT 0  
 City: Worcester  
 State: MA Zip: 01604-4458

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

Print Name: Square One Holding Group Escrow # \_\_\_\_\_  
 Address: 11610 Des Peres Rd. Suite 150  
 City: St. Louis State: MO. Zip: 63131