

DOUGLAS COUNTY, NV

2020-954825

RPTT:\$5.85 Rec:\$40.00

\$45.85 Pgs=3

10/20/2020 09:42 AM

VACATION OWNERSHIP TITLE AGENCY

KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	A ptn of 1319-30-723-006
<b>R.P.T.T.</b>	\$5.85
<b>Escrow No.:</b>	20201490
<b>Recording Requested By:</b>	
Vacation Ownership Title Agency, Inc.	
<b>Mail Tax Statement To:</b>	
Ridge Tahoe P.O.A.	
P.O. Box 5790	
Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
ALLEN BARKER and LINDA BARKER	
2049 Pattiz Ave.	
Long Beach, CA 90815	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**BRIDGET MORAN-MCCABE** who acquired title as **BRIDGET MORAN**, a married woman

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**ALLEN BARKER and LINDA BARKER**, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Naegle Building, Summer Season, Account No. 33-126-18-01, Stateline, NV 89449. See Exhibit 'A' attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

**KATHLEEN JULIA MORAN-MCCABE**, spouse of the Grantor, herein joins in the execution of this conveyance to release any interest, Community Property or otherwise, which she may have or be presumed to have in the herein described property.

Dated: 10/11/2020

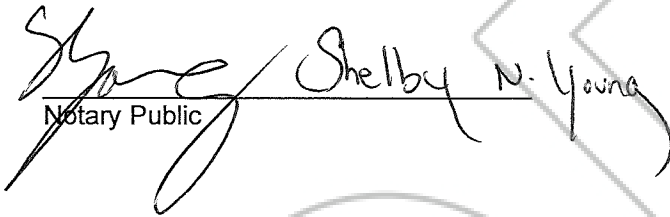
Bridget Moran-McCabe  
Bridget Moran-McCabe

Kathleen Julia Moran-McCabe  
Kathleen Julia Moran-McCabe

State of PENNSYLVANIA }  
County of Montgomery } ss.  
}

This instrument was acknowledged before me on 10/11/2020 (date)

By: BRIDGET MORAN-MCCABE AND  
KATHLEEN JULIA MORAN-MCCABE

  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Shelby N. Young, Notary Public  
Montgomery County  
My commission expires February 14, 2023  
Commission number 1345493  
Member, Pennsylvania Association of Notaries

**EXHIBIT "A"**

**(33)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20<sup>th</sup> interest in and to Lot 33 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 121 through 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and (B) Unit No. 126 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 Summer "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-723-006**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-723-006  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:  
 a)  Vacant Land                      b)  Single Family Res.  
 c)  Condo/Townhouse              d)  2-4 Plex  
 e)  Apartment Bldg.                  f)  Commercial/Industrial  
 g)  Agricultural                        h)  Mobile Home  
 i)  Other - Timeshare

3. a. Total Value/Sales Price of Property	\$1,300.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	( )
c. Transfer Tax Value	\$1,300.00
d. REAL PROPERTY TRANSFER TAX DUE:	\$5.85

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 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 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 Bridget Moran-McCabe Capacity: \_\_\_\_\_ Grantor  
 Bridget Moran-McCabe

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee  
 Allen Barker

**SELLER (GRANTOR) INFORMATION**

Print Name: BRIDGET MORAN-MCCABE  
 Address: 800 Wynnewood Rd.  
 City/State/Zip: Ardmore, PA 19003

**BUYER (GRANTEE) INFORMATION**

Print Name: ALLEN BARKER  
 Address: 2049 Pattiz Ave.  
 City/State/Zip: Long Beach, CA 90815

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)

Company Name: Vacation Ownership Title Agency, Inc. Escrow No.: 20201490  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706