

A.P.N.: A portion of 0000-40-050-460  
and 1319-30-712-001  
Contract No.: RPT0116  
R.P.T.T: \$ -0-



KAREN ELLISON, RECORDER

E07

AFTER RECORDING RETURN TO:  
Janice Mackey  
HUTCHINSON COX  
P.O. Box 10886  
Eugene, OR 97440

SEND ALL TAX STATEMENTS TO:  
Robert Ackerman, Trustee  
P.O. Box 468  
Papaikou, HI 96781

### GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LOUANN CAMILLE HARRACK, Successor Trustee of the BARBRA A. ACKERMAN TRUST, dated December 7, 1993, does hereby GRANT, BARGAIN and SELL to ROBERT ACKERMAN, Trustee of the ROBERT ACKERMAN TRUST, dated July 8, 2020, the real property situate in the County of Douglas, State of Nevada, described as follows:

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/1326<sup>th</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14<sup>th</sup> AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in Book 996 at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: beginning at the Northeast corner of Lot 160; thence South 31° 11'12" East 81.16 feet; thence South 58° 48'39" West 57.52 feet; thence North 31° 11'12" West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18° 23'51", an arc length of 57.80 feet the chord of said curve bears North 60° 39'00" East 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.

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.
3. The Declaration of Timeshare Covenants, Conditions and Restrictions of the Ridge Pointe dated October 8, 1997 and recorded November 5, 1997, as Document No. 0425591, Book 1197, page 0678, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

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

Dated: November 03, 2020

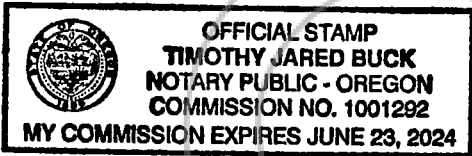
*Louann Camille Harrack*  
LOUANN CAMILLE HARRACK, Successor Trustee of the BARBRA A. ACKERMAN TRUST, dated December 7, 1993

STATE OF OREGON )  
County of Lane ) ss.

I certify that I have satisfactory evidence that, LOUANN CAMILLE HARRACK, Successor Trustee of the BARBRA A. ACKERMAN TRUST, dated December 7, 1993, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Date: November 3, 2020.

*[Signature]*  
\_\_\_\_\_  
Notary Public for Oregon



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. A portion of APN 000-40-050-46  
 b. 1319-30-712-001  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |   |  |
|---|--|
| a. <input type="checkbox"/> Vacant Land             | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse            | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg               | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural            | h. <input type="checkbox"/> Mobile Home      |
| <input checked="" type="checkbox"/> Other Timeshare |  |

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: *Per Grant - TRC is w/o Consideration*  
*Verified Trust* *JA*

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

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section #7 \_\_\_\_\_  
 b. Explain Reason for Exemption: Transfer from deceased parent's trust to child  
pursuant to the terms of the revocable 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 *Louann Camille Harrack* Capacity: Trustee

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Louann Harrack, Trustee Barbra A. Ackerman Trust  
 Address: 2268 Lasater Blvd.  
 City: Eugene  
 State: OR Zip: 97405

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Robert Ackerman, Trustee, Robert Ackerman Trust  
 Address: P O Box 468  
 City: Papaikou  
 State: Hawaii Zip: 96781

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

Print Name: Janice L. Mackey  
 Address: P O Box 10886  
 City: Eugene

Escrow # \_\_\_\_\_  
 State: OR Zip: 97440

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED