

APN:1319-30-643-038

Prepared By and Return To:
Go Properties Inc
(Without Title Examination)
Reva Giffin
524 Oxford Drive
Bozeman, MT 59715
File 10808
Mail Tax Statement To:
RIDGE TAHOE
400 Ridge Club Drive
Stateline, NV 89449

DOUGLAS COUNTY, NV	2020-958143
RPTT:\$1.95 Rec:\$40.00	12/15/2020 09:15 AM
\$41.95 Pgs=3	
GO PROPERTIES	
KAREN ELLISON, RECORDER	

GRANT DEED

THIS DEED shall operate to perform the transfer of title from LEO W. VANDOR, II and DEBORA A. VANDOR ("Grantor(s)") to DOMINIC RICHARDS, a single man, as sole and separate property, whose address is 3656 Villa Terrace, San Diego, CA 92104 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;

IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 3-24-2020

GRANTOR(S):

Leo W. Vandor, II
LEO W. VANDOR, II

Debora A. Vandor
DEBORA A. VANDOR

Signed, Sealed and Delivered in the Presence Of:

STATE OF: California

COUNTY OF: Riverside

THE 24th DAY OF March, 2020, LEO W. VANDOR, II and DEBORA A. VANDOR, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

Press Notarial Seal or Stamp Clearly and Firmly



Signature: B. Mahasti

Printed Name: Barsam Mahasti

A Notary Public in and for said State

My Commission Expires: Sept. 1, 2022

EXHIBIT "A" (28)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 31 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, 1991, as Document No. 258758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 42-254-31

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1319-30-643-038
 - 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$ \$500.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ \$500.00
- 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 _____ Agent _____
 Signature [Signature] Capacity _____ Agent _____

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

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

Print Name: Leo and Debora Vandor
 Address: 25728 Lacebark Road
 City: Corona
 State: CA Zip: 92883

Print Name: Dominic Richards
 Address: 3656 Villa Terrace
 City: San Diego
 State: CA Zip: 92104

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Reva Giffin Escrow # 10808
 Address: 524 Oxford Drive
 City: Bozeman State: MT Zip: 59715

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