

APN: A Portion of 42-283-09

When Recorded, Mail To:  
Tina Ohlhaber  
16045 E. Ridgestone Dr.  
Fountain Hills, AZ 85268

Mail Tax Statements To:  
Jason G. Ohlhaber  
1845 S. Bascom #B31  
Campbell, CA 95008

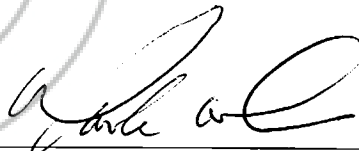
**GRANT, BARGAIN AND SALE DEED**

This Indenture made this 12<sup>th</sup> day of December, 2020, by and between MARK K. OHLHAVER and KRISTINE OHLHAVER, Trustees of the OHLHAVER FAMILY TRUST, Dated June 18, 1997 ("Grantor") and JASON G. OHLHAVER ("Grantee").

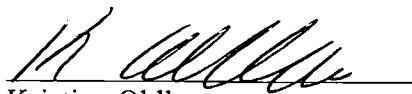
**WITNESSETH:**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, that said Grantor do, by these presents, grant, bargain, sell and convey all of its respective right, title, and interest unto the Grantee and its successors and assigns, in that certain real property situate in the County of Douglas, State of Nevada, described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.



Mark K. Ohlhaber

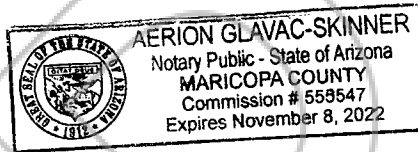


Kristine Ohlhaber

STATE OF Arizona )  
COUNTY OF Maricopa )

On this 12<sup>th</sup> day of December 2020, personally appeared before me, a Notary Public, Mark K. Ohlhaber, who acknowledged executing the above instrument.

Aerion A  
Notary Public



STATE OF Arizona )  
COUNTY OF Maricopa )

On this 12<sup>th</sup> day of December, 2020, personally appeared before me, a Notary Public, Kristine Ohlhaber, who acknowledged executing the above instrument.

Aerion A  
Notary Public

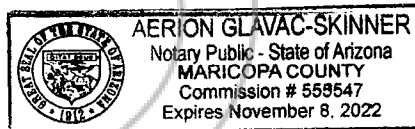


EXHIBIT "A"

A TIMESHARE ES ~~T~~ COMPRISED OF:

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (Inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan Recorded as Document No. 182057, Official Records of Douglas County, Nevada.
- (B) Unit No. 063 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harish Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East,  
- and -
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use weeks within the Prime SEASON, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

# State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: 12/22/20 Trust Ok~AB

1. Assessor Parcel Number(s)  
a) 42-283-09  
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

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value per NRS 375.010, Section 2: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption, per NRS 375.090, Section: #7 without consideration  
b. Explain Reason for Exemption: Without consideration. The transfer of real property and deed from our Family Trust to our son, Jason Ohlhaver.

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 [Handwritten Signature] Capacity Seller  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### **SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Kristine Ohlhaver  
Address: 16045 E Ridgestone Dr  
City: Fountain Hills  
State: AZ Zip: 85268

### **BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Jason Ohlhaver  
Address: 1845 S. Bascom Ave. #B31  
City: Campbell  
State: CA Zip: 95008

### **COMPANY REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Deeds.com Escrow # \_\_\_\_\_  
Address: PO Box 5264  
City: Fairlawn State: OH Zip: 44334