

A.P.N. No.:	A portion of 1319-30-643-052
R.P.T.T.	\$0.00 (#4)
Escrow No.:	20201586
Recording Requested By:	
Vacation Ownership Title Agency, Inc.	
Mail Tax Statement To:	
The Ridge Tahoe	
P.O. Box 5790	
Stateline, NV 89449	
When Recorded Mail To:	
STEVEN F. COHEN	
3820 Stafford Springs Way	
Fairfield, CA 94533	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

STEVEN F. COHEN, an unmarried and AARON N. COHEN, a single man

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

STEVEN F. COHEN, an unmarried man


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, Terrace Building, Even Year Use, Old Account Number 28-044-23-82, Stateline, NV 89449. See **Exhibit 'A'** attached hereto and by reference made a part hereof.

Dated: 12/17/20



Steven F. Cohen



Aaron N. Cohen

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

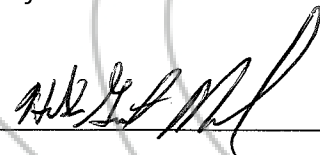
State of California
County of Solano

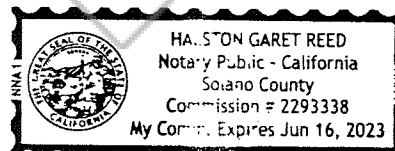
On 12/7/2020 before me, Halston Garet Reed, Notary Public
(insert name and title of the officer)

personally appeared STEVEN F. COHEN and AARON N. COHEN,
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 acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), 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, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (Seal)



FOR CLARIFICATION:
HALSTON GARET REED
Notary Public - California
Solano County
Commission #2293338
My Comm. Expires June 16, 2023

EXHIBIT "A"

(28)

An undivided 1/102nd 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, re-recorded 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. 044 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, 1984, as Document No. 096758, 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 the same unit type conveyed, in Lot 28 only, for one week every other year in EVEN-numbered years in accordance with said Declarations.

A Portion of APN: 1319-30-643-052

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A portion of 1319-30-643-052
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	<u>Doc# 715870</u>
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	\$0.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	()
c. Transfer Tax Value	\$0.00
d. REAL PROPERTY TRANSFER TAX DUE:	\$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #4
 b. Explain Reason for Exemption: A transfer from one joint tenant to the other without consideration

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 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 *Aaron N. Cohen* Capacity: _____ Grantor
 Aaron N. Cohen
 Signature *Steven F. Cohen* Capacity: _____ Grantee
 Steven F. Cohen

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
Print Name: <u>AARON N. COHEN</u>	Print Name: <u>STEVEN F. COHEN</u>
Address: <u>3820 Stafford Springs Way</u>	Address: <u>3820 Stafford Springs Way</u>
City/State/Zip: <u>Fairfield, CA 94533</u>	City/State/Zip: <u>Fairfield, CA 94533</u>

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company _____ Escrow No.: 20201586
 Name: Vacation Ownership Title Agency, Inc.
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip: 89706