

<b>A.P.N. No.:</b>	A portion of 1319-30-519-001
<b>R.P.T.T.</b>	\$0.00 (#5)
<b>Escrow No.:</b>	20211760
<b>Recording Requested By:</b>	
Vacation Ownership Title Agency, Inc.	
<b>Mail Tax Statement To:</b>	
The Ridge Tahoe	
P.O. Box 5790	
Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
JAMES M. PHALEN	
2554 Alva Ave.	
El Cerrito, CA 94530	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**JAMES M. PHALEN, a married man who acquired title as a single man**

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

**JAMES M. PHALEN and, JENNIFER R. PHALEN, husband and wife, JULIA M. PHALEN, a single woman, and MICHAEL J. PHALEN, a single man, altogether 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 View, One Bedroom, Swing Season, Old Account #5000120A, Stateline, NV 89449. See **Exhibit 'A'** attached hereto and by reference made a part hereof.

Dated: *2/1/21*

*James M Phalen*  
\_\_\_\_\_  
James M. Phalen

# ACKNOWLEDGEMENT

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 Contra Costa

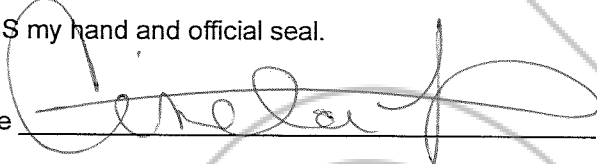
On 2/1/2021 before me Cinda Tenny, Notary Public  
(insert name and title of the officer)

personally appeared JAMES M. PHALEN,  
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.

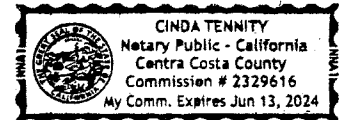
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



**EXHIBIT "A"**

**(50)**

**A timeshare estate comprised of:**

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

**(A) An undivided 1/24<sup>th</sup> interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.**

**(B) Unit No. 001 as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.**

**Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.**

**Parcel 3: the exclusive right to use said condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above during one "use week" within the "Swing" use season" as said quoted terms are defined in the Declaration of Covenants, Conditions and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season".**

**A Portion of APN: 1319-30-519-001**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) A portion of 1319-30-519-001  
 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 5  
 b. Explain Reason for Exemption: Transfer to add wife, daughter and son 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 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 James M. Phalen Capacity \_\_\_\_\_ Grantor

Signature Jennifer R. Phalen Capacity \_\_\_\_\_ Grantee

Jennifer R. Phalen  
 SELLER (GRANTOR) INFORMATION  
 (REQUIRED)

BUYER (GRANTEE) INFORMATION  
 (REQUIRED)

Print Name: JAMES M. PHALEN  
 Address: 2554 ALVA AVE.  
 City: EL CERRITO  
 State: CA Zip: 94530

Print Name: JENNIFER R. PHALEN  
 Address: 2554 ALVA AVE.  
 City: EL CERRITO  
 State: CA Zip: 94530

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Vacation Ownership Title Agency Escrow # 20211760  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706

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