

DOUGLAS COUNTY, NV

2021-961776

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

02/11/2021 09:56 AM

EXPRESS CLOSING FIRM, LLC

KAREN ELLISON, RECORDER

This Instrument prepared by:

Timothy D. Petersen

After recording Mail to:

Express Closing Firm, LLC.

1420 South Enterprise Ave., Ste. H

Springfield, Missouri 65804

A Portion of APN #: 42-254-12

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH. That on this 1st day of September 2020, **Timothy D. Petersen and Johdanna M. Petersen, Husband and Wife, as Joint Tenants with right of Survivorship**, as **Grantor(s)**, whose mailing address is 10126 Jandre Place San Antonio, TX 78213, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Fabian Taborda, S Single Man, Sole Owner, whose mailing address is 475 Brickell Ave., Apt. 2915, Miami, LF 33131, and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Terrace Building, Every Year Use, Week # 28-012-32-01, Stateline, NV 89449

See Exhibit "A" attached hereto and by this reference made a part hereof.

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

WITNESS WHEREOF, the said Grantor(s) have signed and sealed these presents this 1st day of SEPTEMBER, 2020.

[Signature]
First Witness Signature

[Signature]
Timothy D. Petersen, Grantor

Printed Name: Danniella Martinez

[Signature]
Second Witness Signature

[Signature]
Johdanna M. Petersen, Grantor

Printed Name: Melissa Montgomery

STATE OF Texas)
COUNTY OF Bexar)) ss.

On this 1st day of September, 2020, before me, Avelina Cavazos
(Name of Notary Public)

A Notary Public, personally appeared **Timothy D. Petersen and Johdanna M. Petersen**, 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 acknowledgement 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 and County noted above that the foregoing paragraph is true and correct.

(This area for official notarial seal)

Witness my hand and official seal.

Notary Signature: [Signature]
Notary Printed: Avelina Cavazos
My Commission expires: 10-11-2022

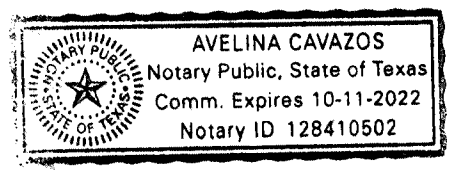


EXHIBIT A (28)

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 the Tahoe Village Unit no. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, recorded as Documents 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. 12 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 Delectations; with the exclusive right to use said interest, in Lot 28 only, for one week every year in accordance with said Declarations.

A portion of APN: 42-254-12

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 42-254-12
 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
 Other **Timeshare**

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 500.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 500.00
 d. 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: 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 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 Elizabeth Wright Capacity: Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Timothy & Johdanna Petersen
 Address: 10126 Jandre Place
 City: San Antonio
 State: TX Zip: 78213

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Fabian Taborda
 Address: 475 Brickell Avenue Apt. 2915
 City: Miami
 State: Florida Zip: 33131

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

Print Name: Express Closing Firm, LLC
 Address: 1736 E Sunshine St., Suite 919
 City: Springfield

Escrow # N/A
 State MO Zip: 65804