

DOUGLAS COUNTY, NV

2021-962305

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

02/22/2021 12:13 PM

VACATION OWNERSHIP TITLE AGENCY

KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	A portion of 1319-30-644-070
<b>R.P.T.T.</b>	\$1.95
<b>Escrow No.:</b>	20211767
<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 BETLEY	
1017 Croxby Ln	
Roseville, CA 95747	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**TERRY OBERDANK and JODY F. OBERDANK, Trustees of the OBERDANK FAMILY TRUST, dated October 31, 2013, and JODY FRANCINE OBERDANK, Trustee, or any successors in Trust, under the OBERDANK FAMILY 2005 TRUST, dated October 25, 2005 and any amendments thereto** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

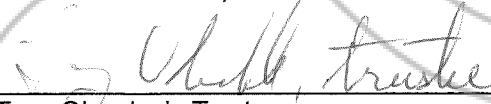
**JAMES BETLEY and SUMMER BETLEY, Trustees of BETLEY FAMILY TRUST, dated August 20, 2015**


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, Plaza Building, Prime Season, Annual Use, Old Account No. 37-161-20-01, Stateline, NV 89449. See **Exhibit 'A'** attached hereto and by reference made a part hereof.


Dated: February 11, 2021

OBERDANK FAMILY TRUST,  
dated October 31, 2013

  
\_\_\_\_\_  
Terry Oberdank, Trustee

  
\_\_\_\_\_  
Jody F. Oberdank, Trustee

OBERDANK FAMILY 2005 TRUST,  
dated October 25, 2005

  
\_\_\_\_\_  
Jody Francine Oberdank, Trustee

# 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 PLACER )

On FEBRUARY 11, 2021 before me M. R. KIM, NOTARY PUBLIC,  
(insert name and title of the officer)

personally appeared TERRY OBERDANK and JODY F. OBERDANK,  
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 M. R. Kim, Notary Public (Seal)



**EXHIBIT "A"**

**(37)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 161 as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, 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 37 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-644-070**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A portion of 1319-30-644-070  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
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	_____	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: \_\_\_\_\_ %  
 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 \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantor  
Jody F. Oberdank, Trustee  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee  
James Stephen Betley, Trustee

**SELLER (GRANTOR) INFORMATION**  
 Print Name: JODY F. OBERDANK, TRUSTEE  
 Address: 2176 Devonport Loop  
 City/State/Zip: Roseville, CA 95747

**BUYER (GRANTEE) INFORMATION**  
 Print Name: JAMES STEPHEN BETLEY, TRUSTEE  
 Address: 1017 Croxby Ln  
 City/State/Zip: Roseville, CA 95747

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)  
 Company \_\_\_\_\_ Escrow No.: 20211767  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706