

**RECORDING REQUESTED BY AND,
WHEN RECORDED, RETURN TO:**

The Law Offices of Philip M. Flanigan
4082 North Cedar Avenue, Suite 104
Fresno, CA 93726



00131928202109647970050059

KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO:

Daniel L. Tatum, Jr. & Nathan C. Tatum
21211 Delevan Way
Germantown, MD 20876

GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made this 30th day of June, 2019 between DANIEL L. TATUM, also known as DANIEL L. TATUM, SR., and VIRGINIA A. TATUM, husband and wife as joint tenants with right of survivorship, Grantor, and DANIEL L. TATUM, JR. and NATHAN C. TATUM, Co-Trustees of the TATUM FAMILY GRANTOR TRUST dated June 29, 2018, Grantee;

WITNESSETH:

That Grantor, in consideration for the sum of Ten Dollars (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

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

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restriction dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

June 30, 2019

Daniel L. Tatum Sr.
Daniel L. Tatum a.k.a. Daniel L. Tatum, Sr.

Virginia A Tatum by Daniel L Tatum Sr
Virginia A. Tatum by Daniel L. Tatum a.k.a. Daniel L. Tatum, Sr., Her Attorney-in-Fact,
Her Attorney in fact

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 Fresno) ss.

On ~~June~~ ^{September} 5, 2019, before me, Rachel E. Winch, a Notary Public, personally appeared DANIEL L. TATUM, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed this 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.



R Winch
Notary Public

EXHIBIT "A"

That certain real property situated in the County of Douglas, State of Nevada, more particularly described as follows:

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 as shown on Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990 as Document No. 235008, 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, State of Nevada.

(B) Unit No. 040 as shown and defined on said last Condominium Plan.

Parcel Two

(A) An non-exclusive easement for roadway and public utility purposes as granted to Harich 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, re-recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B. & M.; 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 Three

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East, M.D.B. & M. 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 modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

Parcel Four

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, 30, 35, 39, 40 and 41 as shown on Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. 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 and as amended from time to time of Official Records of Douglas County, State of Nevada.

Parcel Five

The exclusive right to use any unit of the same unit type as described in the Declaration of Annexation of the Ridge of Tahoe Phase Five recorded August 18, 1988, as Document no. 184461 of Official Records of Douglas the 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 week 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 right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A portion of APN 42-281-02

END EXHIBIT "A"

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 42-281-02
 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

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: 4/5/21
 Notes: Trust for A.B.

3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (0.00))
 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 7 & 5
 b. Explain Reason for Exemption: Transfer without consideration to or from a trust, transfer between parents and child (from father & mother to trust for the benefit of son)

5. Partial Interest: Percentage being transferred: .02 %
 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 Daniel L. Tatum Capacity: Grantor

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Daniel L. Tatum & Virginia Tatum
 Address: 2644 Escobar Way
 City: Sacramento
 State: CA Zip: 95827

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Daniel L. Tatum, Jr. & Nathan C. Tatum
 Address: 21211 Delevan Way
 City: Germantown
 State: MD Zip: 20876

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Law Office of Philip M. Flanigan Escrow # _____
 Address: 4082 N. Cedar Ave., Suite 104
 City: Fresno, CA 93726 State: _____ Zip: _____