

DOUGLAS COUNTY, NV

2021-965019

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

04/07/2021 10:13 AM

VACATION OWNERSHIP TITLE AGENCY

KAREN ELLISON, RECORDER

E05

A.P.N. No.:	A portion of 1319-30-645-003
R.P.T.T.	\$0.00 (#5)
Escrow No.:	20201651
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:	
CYNTHIA JEWELL	
6 Northwood Drive	
Fairport, NY 14450	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

CYNTHIA L. JEWELL, a widow


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

CYNTHIA JEWELL, a widow, KURTIS JEWELL, a married man as his sole and separate property, and KRISTA JABLONSKY, a married woman as her sole and separate property, 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 Tahoe, Cascade Building, Every Year Use, Old Account Number 42-269-28-01, New Account Number 6750098, Stateline, NV 89449. See **Exhibit 'A'** attached hereto and by reference made a part hereof.

Dated: March 8, 2021


Cynthia L. Jewell 3/8/2021

STATE OF NEW YORK)
) ss
COUNTY OF ONTARIO)

On MARCH 8, 2021, personally appeared before me, a Notary Public,
CYNTHIA L. JEWELL
personally known or proved to me to be the person(s) whose name(s) is/are
subscribed to the above instrument who acknowledged that he/she/they executed
the same for the purposes therein stated.

Lauren Michelle Gillette
Notary Public

LAUREN MICHELLE GILLETTE
Notary Public, State of New York
No. 01GI6375697
Qualified in Livingston County
Commission Expires 05/29/ 22



EXHIBIT "A"

(42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48^{ths} interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 269 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A portion of 1319-30-645-003
 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	_____	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 #5
 b. Explain Reason for Exemption: Adding children to title 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 Cynthia L. Jewell Capacity: _____ Grantor
 Signature _____ Capacity: _____ Grantee
 Kurtis Jewell

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
Print Name: <u>CYNTHIA L. JEWELL</u>	Print Name: <u>KURTIS JEWELL</u>
Address: <u>6 Northwood Drive</u>	Address: <u>7204 Rob Roy Drive</u>
City/State/Zip: <u>Fairport, NY 14450</u>	City/State/Zip: <u>Dublin, OH 43017</u>

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company _____ Escrow No.: 20201651
 Name: Vacation Ownership Title Agency, Inc.
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip: 89706

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED