

APN #: 1319-30-720-001 P7N:

Recording Requested By:

Cathy Arkfeld

Return Documents to:

Name: Cathy Arkfeld

Address: 1014 Cumberland Rd

City/State/Zip: Glendale CA 91202

Send Tax Statements to:

Name:

Address:

City/State/Zip:



00133018202109657750050051

KAREN ELLISON, RECORDER

GRANT, BARGAIN, SALE DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, \$101.00 Cathy Arkfeld, an Individual, married unmarried, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, and convey unto Lisa Raggio, married unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit: The Ridge Tahoe
400 Ridge Club Drive
stateline, Nevada 89449

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

Legal Description:

Prior instrument reference: Book 0808, Page 1762, Document No. _____, of the Recorder of Douglas County, Nevada.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD TOGETHER with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 14 day of April, 2021.

Cathy Arkfeld (Patherine)
Signature

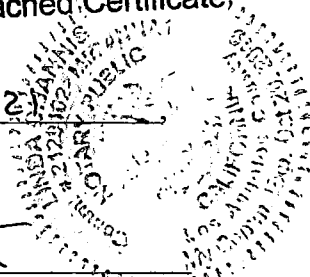
Cathy Arkfeld (Catherine)
Print Name

State of CA ~~Nevada~~, County of Los Angeles

See Attached Certificate

The foregoing instrument was acknowledged before me on 04/14/2021
(Date)

by Catherine Arkfeld
(Full Name of Signor)



L. Ohannis
Notary Public, State of California

Linda Ohannis
Print or Type Name

(Seal)

My Commission Expires: 10/20/2023

Grantor(s) Name, Address, phone:
Cathy Arkfeld
1014 Cumberland Rd.
Glendale, CA 91202
626-755-8095

Grantee(s) Name, Address, phone:
Lisa Raggio
26202 Reade Place
Stevenson Ranch, CA 91381
818-464-5740

SEND TAX STATEMENTS TO GRANTEE

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Los Angeles

On 04/14/2021 before me, Linda Ohannis, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Catherine Arkfeld
Name(s) of Signer(s)

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 L. Ohannis
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed
Document Date: 04/14/2021 Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

EXHIBIT A

All that certain real property located and situated in the County of Douglas, State of Nevada, described as follows:

Lots 26 through 41 inclusive, of TAHOE VILLAGE UNIT NUMBER 3, Fifth Amended Map, recorded as Document No. 61612 as corrected by a Certificate of Amendment recorded as Document 62661, all of the Official Records, Douglas County Recorder's Office, Minden, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-720-001
 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
 Other Timeshare

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ 101.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 101.00
 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 Cathy Arkfeld Capacity Seller

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Cathy Arkfeld
 Address: 1014 Cumberland Rd.
 City: Glendale
 State: CA Zip: 91202

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Lisa Raggio
 Address: 26202 Reade Place
 City: Stevenson Ranch
 State: CA Zip: 91381

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____