

DOUGLAS COUNTY, NV

2021-968877

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

06/09/2021 03:53 PM

VACATION OWNERSHIP TITLE AGENCY

KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	A ptn of 1319-30-643-040
<b>R.P.T.T.</b>	\$ 0.00
<b>Escrow No.:</b>	20212098
<b>Recording Requested By:</b>	
Vacation Ownership Title Agency, Inc.	
<b>Mail Tax Statement To:</b>	
Ridge Tahoe P.O.A.	
P.O. Box 5790	
Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
LEOBARDO TELLEZ, JR.	
2106 Mystic Wave Rd.	
No. Las Vegas, NV 89031	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**RUDOLPH PETER KIENAST and GLADYS CAYAGO KIENAST, husband and wife**

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

**LEOBARDO TELLEZ, JR., a single man**

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, Terrace Building, Every Year Use, Previous Account #2803324A, Holiday Inn Account #6758140, 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 in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 5-15-2021

  
Rudolph Peter Kienast

  
Gladys Cayago Kienast

# 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 San Francisco )

On MAY 15, 2021 before me MARIANNE D. SOLANO, NOTARY PUBLIC  
(insert name and title of the officer)

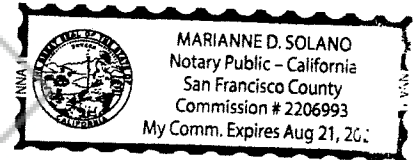
personally appeared RUDOLPH PETER KIENAST and GLADYS CAYAGO KIENAST,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~are  
subscribed to the within instrument and acknowledged to me that ~~he~~~~she~~they executed the same in ~~his~~/  
~~her~~/their authorized 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 *Marianne D. Solano*

(Seal)



Notary Seal Clarification: MARIANNE D. SOLANO  
Notary Public-California  
San Francisco County  
Commission #2206993  
My Comm. Expires Aug 21, 2021

**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 1/50<sup>th</sup> interest in and to Lot 28 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 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 033 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 Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.**

**A Portion of APN: 1319-30-643-040**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-643-040  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	<u>Purchase Agmt OK - JS</u>

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	_____	\$1.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	_____	()
c. Transfer Tax Value	_____	\$1.00
d. REAL PROPERTY TRANSFER TAX DUE:	_____	-0-

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 *Rudolph Peter Kienast* Capacity: \_\_\_\_\_ Grantor  
 Rudolph Peter Kienast

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee  
 Leobardo Tellez, Jr.

**SELLER (GRANTOR) INFORMATION**  
 Print Name: RUDOLPH PETER KIENAST  
 Address: 932 Rolph St.  
 City/State/Zip: San Francisco, CA 94112

**BUYER (GRANTEE) INFORMATION**  
 Print Name: LEOBARDO TELLEZ, JR.  
 Address: 2106 Mystic Wave Rd.  
 City/State/Zip: No. Las Vegas, NV 89031

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)  
 Company \_\_\_\_\_ Escrow No.: 20212098  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706