



**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

KAREN ELLISON, RECORDER

E05

**DAVID JOHN FERNANDEZ
3746 Hammel Street
Los Angeles, California 90063**

The undersigned Grantor declares:
Documentary Transfer Tax: -0-, Gift, R&T 11930
Computed on full value of property conveyed.
Mail tax statements to the above address.

GRANT DEED

FOR A VALUE CONSIDERATION, receipt of which is hereby acknowledged, **ERNESTO G. YBARRA**, an unmarried man, grants to **DAVID JOHN FERNANDEZ**, an unmarried man as his sole and separate property, the following described real property in the County of Douglas, State of Nevada, and more particularly described as follows:

APN: A portion of 42-010-40

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows:

(A) An undivided 1/48ths 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.

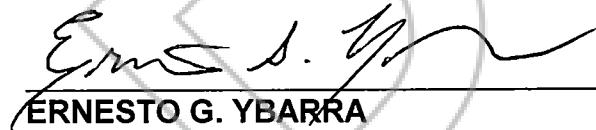
EXCEPTING THEREFROM Units 255 through 302, inclusive, as shown on said Map; and (B) Unit No. 264 as shown and defined on said Map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions 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 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 every other year in even-numbered years in accordance with said Declarations.

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APN: A portion of 42-010-40

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

BEGINNING at the Northwest corner of this easement said point bears South 43° 19' 06" East, 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 South 52° 20' 29" East, 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map; thence South 14° 00' 00" West, along said Northerly line, 14.19 feet; thence North 52° 20' 29" West, 30.59 feet; thence North 37° 33' 12" East, 13.00 feet to the point of beginning.

Dated: June 3, 2021



ERNESTO G. YBARRA

ACKNOWLEDGMENT

A notary 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 MADERA)

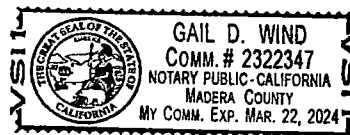
On June 3, 2021, before me, GAIL D. WIND, Notary Public, personally appeared, **ERNESTO G. YBARRA**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.



GAIL D. WIND, Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 42-010-40
 - 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
 - i) Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$ 0
- Deed in Lieu of Foreclosure Only (value of property) _____
- Transfer Tax Value: \$ 0
- Real Property Transfer Tax Due: \$ 0

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 5
 - b. Explain Reason for Exemption: Transfer between parent/child

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 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 [Signature] Capacity Self

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Ernesto G. Ybarra

Address: 31605 Westview Drive

City: Calhoun

State: CA Zip: 92044

Print Name: David John Fernandez

Address: 3146 Hammel Street

City: Los Angeles

State: CA Zip: 90063

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)