

Prepared by & Return to:

NRT, LLC - Morgan Cook

P.O. Box 4156, Sevierville, TN 37864

Mail Tax Statements To:

Jerry Robertson

PO Box 5621, Sevierville, TN 37864

---SPACE ABOVE THIS LINE FOR RECORDING DATA---

Escrow# 13635

APN# 1319-30-643-038

**THE RIDGE TAHOE
GRANT, BARGAIN, SALE DEED**

THIS INSTRUMENT, made on this date of 04/16/2021, by and between **MARILYN R. HERMAN**, a widowed woman, whose address is **8997 Mondail CT, Venice FL 34293**, here in after known as Grantor, and **JERRY ROBERTSON**, a single individual, whose address is **P.O. Box 5621, Sevierville, TN 37864**, here in after known as the Grantee.

WITNESSETH:

That Grantor, in consideration for the sum of **FIVE HUNDRED AND 00/100 (\$500.00)**, 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 certain property located and situate in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and 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, rights of way, agreements and Amended and restated Declaration of Timeshare Covenants, Conditions, and restrictions recorded 02/14/1984, as Document No. 96758, Liber 284, page 5202, Official records of Douglas County, Nevada and which Declaration is incorporated herein by this reference as if the same fully set forth herein.

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

RONALD D. HERMAN, died intestate on 01/08/2015, leaving the described property solely to MARLYN R. HERAMN.

Grantor 1. Signature Marilyn R Herman

Print Marilyn R. Herman

Witness 1. Signature Angela M. Diehn

Print Angela M. Diehn

Witness 2. Signature Laurie A. Forden

Print Laurie A. Forden

Grantor 2. Signature _____

Print N/A

Witness 1. Signature _____

Print _____

Witness 2. Signature _____

Print _____

*Instructions: Grantor must sign name exactly as listed on document. Grantor 1 signs on "Grantor 1" signature line. Grantor 2 signs on "Grantor 2" signature line. Two **different** Witnesses are required (the notary acting as one of the witnesses is acceptable). Witnesses sign on both designated signature lines if more than one Grantor is signing.*

NOTARY ACKNOWLEDGEMENT (for Grantor 1)

State Of Florida County Of Sarasota Commission Expires 7/14/22

On this date 4/16, 2021, before me, Diana S Wheeler, (Notary Public's Name), personally appeared, Marilyn R. Herman, personally known to me, or 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 they executed the same in their authorized capacities, and that by their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Notary Signature Diana S Wheeler
Print Diana S Wheeler

Press Notary Stamp/Seal Below

State of Florida
County of Sarasota
Subscribed and sworn before me a Notary Public
on this _____ day of _____ 20____



Signature of Notary _____
My Commission Expires _____

NOTARY ACKNOWLEDGEMENT (for Grantor 2)

State Of _____ County Of _____ Commission Expires _____

On this date _____, 2021, before me, _____, (Notary Public's Name), personally appeared, N/A, personally known to me, or 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 they executed the same in their authorized capacities, and that by their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Notary Signature _____
Print _____

Press Notary Stamp/Seal Below

EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit number 3 as shown on the Eight Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded 06/22/1987 as Document No. 156903 of official Records of Douglas County, State of Nevada.
- (B) Unit No. 031 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded 01/22/1973, as Document no. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and restrictions recorded 01/11/1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof Official Records and recorded 07/02/1976 as Document No. 1472 in Book 776, page 87 of Official Records.

PARCEL THREE:

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 29,39, 40, and 41 as shown on Tahoe Village Unit No. 3 – Seventh Amended Map, recorded 04/09/1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and restrictions, recorded 02/14/1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded 12/08/1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded 06/17/1976) in Section 30, Township 13 North, Range 19 East, -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 04/09/1986, as Document No. 133178 of Official records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the amended Declaration of Annexation of Phase three Establishing Phase four, recorded on 06/22/1987, as Document No. 156904 of Official Records of 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 02/14/1984, as Document No. 96758 of Official Records of Douglas

County, during ONE use week within the "SWING SEASON", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use".

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. **1319-30-643-038**
- 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 500.00
- b. Deed in Lieu of Foreclosure Only (value of property (0.00))
- c. Transfer Tax Value: \$ 500.00
- d. 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: _____ %

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 *Marylin R. Herman* Capacity: Title Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Marylin R. Herman
Address: 8997 Mondail Ct.
City: venice
State: Fl Zip: 34293

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jerry Robertson
Address: PO Box 5621
City: Sevierville
State: TN Zip: 37864

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: National Resort Title Escrow # 13423
Address: PO Box 4156
City: Sevierville State: TN Zip: 37864

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED