

**RECORDING REQUESTED BY AND,  
WHEN RECORDED, RETURN TO:**

The Law Offices of Philip M. Flanigan  
4082 North Cedar Avenue, Suite 104  
Fresno, CA 93726



00140061202109721160050050

KAREN ELLISON, RECORDER

E07

**MAIL TAX STATEMENTS TO:**

Randolph M. & Donna L. Bauman  
2326 E. Quincy Ave.  
Fresno, CA 93720

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made this 12th day of July, 2021 between RANDOLPH M. BAUMAN and DONNA L. BAUMAN, husband and wife as joint tenants with right of survivorship, Grantor, and RANDOLPH M. BAUMAN and DONNA L. BAUMAN, Co-Trustees of the RANDOLPH M. BAUMAN AND DONNA L. BAUMAN LIVING TRUST dated July 12, 2021, Grantee;

**WITNESSETH:**

That Grantor, in consideration for the sum of Ten Dollars (\$10.00), 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 that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the 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 of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restriction dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

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

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

July 12, 2021

*Randolph M. Bauman*  
Randolph M. Bauman

*Donna L. Bauman*  
Donna L. Bauman

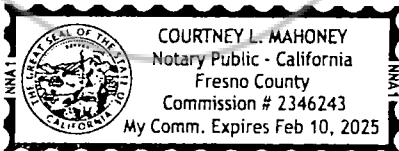
*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

STATE OF CALIFORNIA    )  
  ) ss.  
County of Fresno         )

On July 12, 2021, before me, Courtney L. Mahoney, a Notary Public, personally appeared RANDOLPH M. BAUMAN and DONNA L. BAUMAN, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed this 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.



*Courtney Mahoney*  
Notary Public

EXHIBIT "A"

That certain real property situated in the County of Douglas, State of Nevada, more particularly described as follows:

**Parcel One**

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

- (A) An undivided 1/20<sup>th</sup> interest as tenants-in-common, in and to Lot 31 as shown on Tahoe Village Unit No. 3-10<sup>th</sup> Amended Map, Recorded September 21, 1990, as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 081 through 100 (inclusive) as shown on Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all of Official Records, Douglas County, State of Nevada.**
- (B) Unit No. 098 as shown and defined on said last mentioned Map corrected by said Certificate of Amendment.**

**Parcel Two**

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe development in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B.&M.; 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 April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.**

**Parcel Three**

**A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10<sup>th</sup> Amended Map, Recorded September 21, 1990, as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East, M.D.B.&M. for all those purposes provided for the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173 Page 229 of Official Records and in modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.**

**Parcel Four**

**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, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3-10<sup>th</sup> Amended Map, Recorded September 21, 1990, as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B.&M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.**

**Parcel Five**

**The Exclusive right to use said UNIT 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 during ONE "use week" within the winter "use section", as said quoted terms are defined in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.**

**The above described exclusive and non-exclusive rights may be applied to any available unit in Lots 31, 32, or 33 only during said use week within said use section.**

**A portion of APN 42-200-02**

**END EXHIBIT "A"**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 42-200-20  
 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

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust ok. BC

3.a. Total Value/Sales Price of Property \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property (0.00 ) )  
 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 7  
 b. Explain Reason for Exemption: Transfer without consideration to or from a trust

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 Randolph M. Bauman Capacity: Grantor

Signature Donna L. Bauman Capacity: Grantor

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Randolph M. Bauman & Donna L. Bauman  
 Address: 2326 E. Quincy Ave.  
 City: Fresno  
 State: CA Zip: 93720

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Randolph M. Bauman & Donna L. Bauman  
 Address: 2326 E. Quincy Ave.  
 City: Fresno  
 State: CA Zip: 93720

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Law Office of Philip M. Flanigan Escrow # \_\_\_\_\_  
 Address: 4082 N. Cedar Ave., Suite 104  
 City: Fresno, CA 93726 State: \_\_\_\_\_ Zip: \_\_\_\_\_