

DOUGLAS COUNTY, NV

2021-972465

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=4

08/13/2021 10:59 AM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

Mail tax statements to:
RIDGE TAHOE PROP OWNERS ASSN
C/O RESORTS WEST
PO BOX 5790
STATELINE, NV 89449

Recording requested by:
John Ivan Seliskar

Return to:
LT Transfers
4513 Hwy 129N
Cleveland, GA 30528

Portion of APN # 1319-30-644-043

GRANT, BARGAIN, SALE DEED
THE RIDGE TAHOE

This indenture, made this 10th day of August, 2021, between **John Ivan Seliskar, Trustee of the Seliskar Family Trust under Agreement dated September 29, 2009**, whose address is: 910 Paseo Pacifico, Atascadero, California 93422, hereinafter called the "Grantors", and **Conrad Joseph P. Reitenbach, A Single Man**, whose address is: 2240 Good Pasture Road, Placerville, California 95667, hereinafter called the "Grantees".

WITNESSETH:

That said Grantor, for a good and valuable consideration, in hand paid to Grantor by Grantee, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Grantee and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in Douglas County, Nevada, to wit:

"SEE ATTACHED EXHIBIT "A"

DERIVATION: This is the same property conveyed to Grantor by Deed recorded on October 26, 2009, as Document Number 0752762 in Book 1009 at Page 5055 of Official Records of Douglas County, Nevada. NOTE: The Grantor herein is the sole surviving co-trustee of the deed recorded October 26, 2009, and has full power and authority to convey the entire fee simple title in and to the above described property. Alleah Susan Seliskar died December 25, 2016, as a resident of San Luis Obispo County, California.

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 Restrictions 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 their assigns forever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Grantor: Seliskar Family Trust


John Ivan Seliskar, Trustee

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 _____

On _____ before me, _____, Notary Public, personally appeared **John Ivan Seliskar** as Trustee of the Seliskar Family Trust, 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.

see attached
Notary Public signature

Katherine Deurloo
Notary printed name
My commission expires: 01/31/2025

ALL-PURPOSE ACKNOWLEDGMENT

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 Luis Obispo } SS.

On August 10, 2021, before me, Katherine Deurloo, Notary Public,

personally appeared John Ivan Seliskar, 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.

[Handwritten Signature]

NOTARY'S SIGNATURE:

PLACE NOTARY SEAL IN ABOVE SPACE.

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER _____
- PARTNER(S) _____ TITLES)
- ATTORNEY-IN-FACT
- GUARDIAN/CONSERVATOR
- SUBSCRIBING WITNESS
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Grant, Bargain, Sale Deed
TITLE OR TYPE OF DOCUMENT

3 pgs
NUMBER OF PAGES

8/10/2021
DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER

OTHER



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 **1/106th** interest, as tenants-in-common, in and to **Lot 37** as shown on Tahoe Village **Unit No. 3** – 10th Amended Map, recorded September 21, 1990, as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. **076** as shown and defined on said last Condominium Plan.

PARCEL TWO:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, re-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 - 10th 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 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 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 – 10th 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 a Unit of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 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 Restrictions of the Right Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during **One** Use Weeks within the **Prime** Season, as said quoted terms are defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive and non-exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said Use Week within said "Use Season".

END OF EXHIBIT "A"

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) portion of 1319-30-644-043
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|-------------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other : Timeshare | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

	\$ 500.00
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ 500.00
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: _____ %

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 *[Signature]* Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: John Ivan Seliskar, TR
 Address: 910 Paseo Pacifico
 City: Atascadero
 State: CA Zip: 93422

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Conrad J. Reitenbach
 Address: 2240 Good Pasture Road
 City: Placerville
 State: CA Zip: 95667

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ready Legal Support Inc Escrow # NA
 Address: 4513 Hwy 129 North
 City: Cleveland State: GA Zip: 30528

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)