

DOUGLAS COUNTY, NV

2021-972594

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

08/16/2021 03:12 PM

VACATION OWNERSHIP TITLE AGENCY

KAREN ELLISON, RECORDER

E05

A.P.N. No.:	A portion of 1319-30-723-006 and 1319-30-631-004
R.P.T.T.	\$0.00 #5
Escrow No.:	20211796
Recording Requested By:	
Vacation Ownership Title Agency, Inc.	
Mail Tax Statement To:	
The Ridge Tahoe	
P.O. Box 5790	
Stateline, NV 89449	
When Recorded Mail To:	
MATHEW KIDDER	
16411 Avenue 152	
Porterville, CA 93257	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

JILL E. BEYER, a married woman who acquired title as JILL E. KIDDER

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


MATHEW KIDDER and BRIDGET KIDDER, husband and wife as joint tenants with right of survivorship

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, Naegle Building, Swing Season, Even Year Use, Old Account #33-126-19-82, New Account #M6737904 (Exhibit 'A-1') and The Ridge Crest, Odd Year Use, Old Account #49-104-25-72, New Account #M6754143 (Exhibit 'A-2'), Stateline, NV 89449. See Exhibits 'A-1' and 'A-2' attached hereto and by reference made a part hereof.

AL BEYER, present spouse of **JILL E. BEYER**, herein joins in the execution of this conveyance to release any interest, Community Property or otherwise, which he may have or to be presumed to have in the herein described property.

Dated:



Jill E. Beyer



Al Beyer

STATE OF TENNESSEE)
) ss
COUNTY OF CUMBERLAND)

On 3/5/2021, personally appeared before me, a Notary Public,
JILL E. BEYER and AL BEYER
personally known or proved to me to be the person(s) whose name(s) is/are
subscribed to the above instrument who acknowledged that he/she/they executed
the same for the purposes therein stated.

Jenna Jordan-Loch
Notary Public

JENNA JORDAN-LOCH
STATE OF TENNESSEE
NOTARY PUBLIC
CUMBERLAND COUNTY
My Commission Expires 02/07/2023

EXHIBIT "A-1"

(33)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 33 as shown on Tahoe Village Unit No. 3 - 13th 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 121 through 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and (B) Unit No. 126 as shown and defined on said Condominium Plan; 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 III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, 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 Lots 31, 32 or 33 only, for one week every other year in Even-numbered years in the Swing "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-723-006

EXHIBIT "A-2"

(49)

A timeshare estate comprised of:

PARCEL 1: An undivided 1/102nd interest in and to that certain condominium estate described as follows:

(A) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.

(B) Unit No. 104 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above during one "ALTERNATE USE WEEK" within the Odd-numbered years as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "ALTERNATE USE WEEK" as more fully set forth in the CC&R's.

A Portion of APN: 1319-30-631-004

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A portion of 1319-30-723-006 and 1319-30-631-004
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

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	_____	0.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	_____	()
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 #5
 b. Explain Reason for Exemption: Transfer to son and daughter in law without consideration

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 Jill E. Beyer Capacity: _____ Grantor
 Jill E. Beyer

Signature _____ Capacity: _____ Grantee
 Mathew Kidder

SELLER (GRANTOR) INFORMATION
 Print Name: JILL E. BEYER
 Address: 210 Carrie Dr.
 City/State/Zip: Crossville, TN 38572

BUYER (GRANTEE) INFORMATION
 Print Name: MATHEW KIDDER
 Address: 16411 Avenue 152
 City/State/Zip: Porterville, CA 93257

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company _____ Escrow No.: 20211796
 Name: Vacation Ownership Title Agency, Inc.
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip: 89706