

Prepared By and Record and Return To:
Boca Raton Timeshare Transfers, LLC
21845 Powerline Road, Suite 201
Boca Raton, FL 33433
File No. 1013994

Mail Tax Statements To:
Kimberly Jones
24072 Limb St.
Mission Viejo, CA 92691

A Portion of APN # 42-288-06

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

This Indenture, made this 14th day of September, 2021, between **RON G. LEE AND E'LAINÉ LEE AS CO-TRUSTEES OR THEIR SUCCESSORS IN TRUST, under THE LEE FAMILY LIVING TRUST DATED NOVEMBER 19, 200**, (hereinafter known as "Grantor"), whose post office address is 7256 West Firebird Drive, Glendale, Arizona 85308 and **KIMBERLY JONES, a married woman as her sole and separate property**, (hereinafter known as "Grantee"), whose post office address is 24072 Limb St., Mission Viejo, CA 92691

WITNESSETH:

That Grantor, in consideration of the sum of Ten and NO/100 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 situate in Douglas County, State of Nevada, more particularly described in 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 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, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded February 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 were fully set forth herein.

said Grantee and their assigns forever.

In Witness Whereof, the Grantor has executed this conveyance the day and year first hereinabove written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness: Kathleen Jones

Ronald Lee
RONALD G LEE, GRANTOR

[Signature]
Witness: William P. Jones

[Signature]
E'LAINÉ-LEE, GRANTOR

State of ARIZONA
County of MARICOPA

I hereby certify that on this 14th day of September, 2021, before me, an officer duly authorized in ARIZONA, MARICOPA to take acknowledgments, personally appeared Ronald & E'Laine Lee and who has produced AZ D.L. as identification and who did not take an oath, and he acknowledged before me that he executed the foregoing for the purposes intended therein.

In Witness Whereof, I have hereunto set my hand and affixed my seal in the State and County above mentioned, this 14th day of September, 2021.

(Notary Seal)

[Signature]
Notary Public
My Commission Expires: 102620



EXHIBIT "A"

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to **Lot 37** as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as document no. 268097, rerecorded as document no. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document no. 182057; and (B) **Unit No. 196** 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 Five recorded August 18, 1988, as document no. 184461, as amended, 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 Lot 37 only, for one week each year in the SWING Season as defined in and in accordance with said Declarations.

A portion of APN: 42-288-06

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 42-288-06
 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 |
| <input checked="" type="checkbox"/> Other <u>Timeshare</u> | |

| FOR RECORDERS OPTIONAL USE ONLY | |
|---------------------------------|-------------|
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. a. Total Value/Sales Price of Property \$ 500
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 500
 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: 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 [Signature] Capacity: Agent

Signature [Signature] Capacity: Agent

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Ronald & Elaine Lee
 Address: 7256 W. Firebird Dr.
 City: Glendale
 State: AZ Zip: 85308

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Kimberly Jones
 Address: 24072 Limb St.
 City: Mission Viejo
 State: CA Zip: 92691

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

Print Name: Sterling Title Partners
 Address: 21845 Powerline Rd STE 201
 City: Boca Raton

Escrow # _____
 State: FL Zip: 33433

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED