

DOUGLAS COUNTY, NV

2022-979311

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

01/04/2022 10:57 AM

VACATION OWNERSHIP TITLE AGENCY

KAREN ELLISON, RECORDER

A.P.N. No.:	A ptn of 1319-30-644-034
R.P.T.T.	\$1.95
Escrow No.:	20212931
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:	
BRIAN M. ALLEN and TIFFANIE A. ALLEN	
6622 Wood Canyon Ct.	
Eastvale, CA 92880	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

CODIE G. LARSON, a married woman who acquired title as **CODIE G. HEDLUND** and **GLENN LARSON**, spouse of Grantor, 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

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

BRIAN M. ALLEN and **TIFFANIE A. ALLEN**, 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, Plaza Building, Prime Season, Even Year Use, Old Account No. 3706723C, New Account No. 670964, Stateline, Nevada 89449. See **Exhibit 'A'** attached hereto and by reference made a part hereof.

Dated: 12/23/21

Codie Larson
Codie G. Larson

Glenn Larson
Glenn Larson

ACKNOWLEDGEMENT

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 Tulare)

On 12/23/2021 before me MARIA I ACEVEDO, Notary Public
(insert name and title of the officer)

personally appeared CODIE G. LARSON and GLENN LARSON,
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.

Signature 

(Seal)

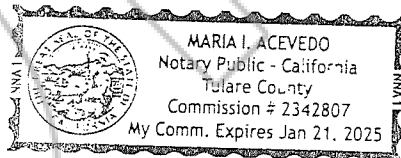


EXHIBIT "A"

(37)

An undivided 1/102nd 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, re-recorded 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. 067 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 every other year in the Even -numbered years in the Prime "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-034

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A ptn of 1319-30-644-034
 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	_____	500.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	_____	()
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 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 *Codie Larson* Capacity: _____ Grantor
 Codie G. Larson
 Signature _____ Capacity: _____ Grantee
 Brian M. Allen

SELLER (GRANTOR) INFORMATION		BUYER (GRANTEE) INFORMATION	
Print Name:	<u>CODIE G. LARSON</u>	Print Name:	<u>BRIAN M. ALLEN</u>
Address:	<u>4835 W. Coppola Ct.</u>	Address:	<u>6622 Wood Canyon Ct.</u>
City/State/Zip:	<u>Visalia, CA 93277</u>	City/State/Zip:	<u>Eastvale, CA 92880</u>

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company _____ Escrow No.: 20212931
 Name: Vacation Ownership Title Agency, Inc.
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip: 89706