

DOUGLAS COUNTY, NV

2022-979388

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=5

01/05/2022 01:11 PM

VACATION OWNERSHIP TITLE AGENCY

KAREN ELLISON, RECORDER

A.P.N. No.:	A ptn of 1319-30-644-096
R.P.T.T.	\$1.95
Escrow No.:	20212930
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:	
THOMAS A. NICKELSON, JR	
P.O. Box 151	
Arroyo Grande, CA 93421	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**THOMAS A. NICKELSON, JR, an unmarried man and KRISTIN L. NICKELSON an unmarried woman, who acquired title as husband and wife**


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

**THOMAS A. NICKELSON, JR, an unmarried man and LUCINDA C. CLARK an unmarried woman, together 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, Odd Year Use, Prime Season, Old Account No. 37-186-31-72, Stateline, NV 89449. See **Exhibit 'A'** attached hereto and by reference made a part hereof.

Dated: 12/24/2021

  
\_\_\_\_\_  
Thomas A. Nickelson, Jr.

Executed in counterpart  
\_\_\_\_\_  
Kristin L. Nickelson

# 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 Santa Barbara

On 12/24/21 before me Adriana Margarita Crawford, Notary Public  
(insert name and title of the officer)

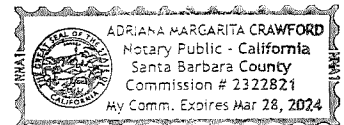
personally appeared THOMAS A. NICKELSON JR.  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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 Adriana Margarita Crawford

(Seal)



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Dated: 29 December 2021

Executed in counterpart  
 \_\_\_\_\_  
 Thomas A. Nickelson, Jr.

Kristin L. Nickelson  
 \_\_\_\_\_  
 Kristin L. Nickelson

# ACKNOWLEDGEMENT

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State of CALIFORNIA )  
County of San Luis Obispo )

On December 9, 2021 before me Jill Canby, Notary Public  
(insert name and title of the officer)

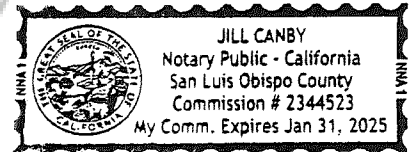
personally appeared KRISTIN L. NICKELSON,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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 Jill Canby

(Seal)



**EXHIBIT "A"**

**(37)**

**An undivided 1/102<sup>nd</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> 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. 186 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 Odd -numbered years in the Prime "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-644- 096**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A portion of 1319-30-644-096  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

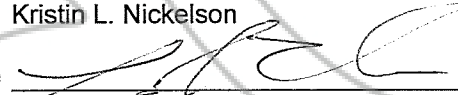
FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

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 \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantor  
Kristin L. Nickelson  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee  
  
Thomas A. Nickelson, Jr.

**SELLER (GRANTOR) INFORMATION**

Print Name: KRISTIN L. NICKELSON  
 Address: 510 Margie Pl.  
 City/State/Zip: Nipomo, CA 93444

**BUYER (GRANTEE) INFORMATION**

Print Name: THOMAS A. NICKELSON, JR  
 Address: P.O. Box 151  
 City/State/Zip: Arroyo Grande, CA 93421

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company \_\_\_\_\_ Escrow No.: 20212930  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706