

DOUGLAS COUNTY, NV

2022-983730

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

04/14/2022 03:01 PM

VACATION OWNERSHIP TITLE AGENCY

KAREN ELLISON, RECORDER

E07

| | |
|---------------------------------------|--------------------------|
| A.P.N. No.: | A ptn of 1319-30-644-110 |
| R.P.T.T. | \$0.00 (#7) |
| Escrow No.: | 20223396 |
| Recording Requested By: | |
| Vacation Ownership Title Agency, Inc. | |
| Mail Tax Statement To: | |
| The Rldge Tahoe | |
| P.O. Box 5790 | |
| Stateline, NV 89449 | |
| When Recorded Mail To: | |
| ALVAN J. SARGENT | |
| 140 20th Avenue #306 | |
| San Francisco, CA 94121 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

DIANE SARGENT and ALVAN J. SARGENT, Trustees of the DIANE AND ALVAN J. SARGENT FAMILY TRUST, dated August 18, 2006

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

ALVAN J. SARGENT, an unmarried man

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, Old Account No. 3719927A, Annual Use, Stateline, NV 89449. See **Exhibit 'A'** attached hereto and by reference made a part hereof.

Dated: 4/11/2022

DIANE AND ALVAN J. SARGENT FAMILY TRUST,
dated August 18, 2006

Diane Sargent
Diane Sargent, Trustee

Alvan J. Sargent
Alvan J. Sargent, Trustee

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 San Francisco

On April, 11th 2022 before me GAVIN CHIN Notary Public
(insert name and title of the officer)

personally appeared ALVAN J. SARGENT,
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 [Handwritten Signature]

(Seal)



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 San Francisco)

On April 11th, 2022 before me GAVIN CHIN Notary Public
(insert name and title of the officer)

personally appeared DIANE SARGENT,
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 *[Handwritten Signature]*

(Seal)



EXHIBIT "A"

(37)

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, 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. 199 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 Prime "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-110

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A ptn of 1319-30-644-110
 b) _____
 c) _____
 d) _____

| FOR RECORDER'S OPTIONAL USE ONLY | |
|----------------------------------|----------------------|
| Document/Instrument No. | _____ |
| Book _____ | Page _____ |
| Date of Recording: | _____ |
| Notes: | <u>Trust ok - js</u> |

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 #7
 b. Explain Reason for Exemption: Transfer of title from trust 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 *Diane Sargent* Capacity: _____ Grantor
 Diane Sargent, Trustee
 Signature *Alvan J. Sargent* Capacity: _____ Grantee
 Alvan J. Sargent

| | |
|--|--|
| <u>SELLER (GRANTOR) INFORMATION</u> | <u>BUYER (GRANTEE) INFORMATION</u> |
| Print Name: <u>DIANE SARGENT, TRUSTEE</u> | Print Name: <u>ALVAN J. SARGENT</u> |
| Address: <u>275 18th Avenue</u> | Address: <u>140 20th Avenue #306</u> |
| City/State/Zip: <u>San Francisco, CA 94121</u> | City/State/Zip: <u>San Francisco, CA 94121</u> |

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company _____ Escrow No.: 20223396
 Name: Vacation Ownership Title Agency, Inc.
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip: 89706