

APN: 42-261-36  
R.P.T.T.: \$0.00  
Exempt: (NRS 375.090, Section 7)



KAREN ELLISON, RECORDER

E07

This Document Prepared By:  
AND

**After Recording, Return and Mail Tax Statements To:**

Steven Blake Bartel and Rita Fay Bartel, as co-Trustees  
4717 Screech Owl Creek Rd  
El Dorado hills, CA 95762

**Send Subsequent Tax Bills To:**

Steven Blake Bartel and Rita Fay Bartel, as co-Trustees  
4717 Screech Owl Creek Rd  
El Dorado hills, CA 95762  
Phone: 916-812-8819/916-458-2871

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

STEVEN BLAKE BARTEL and RITA FAY BARTEL WHO TOOK TITLE AS RITA FAY PHILLIPS, husband and wife,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to:

STEVEN BLAKE BARTEL and RITA FAY BARTEL, as co-Trustees of THE BLAKE & RITA 1998 REVOCABLE TRUST, U/A dated November 13, 1998, the GRANTEE,

Whose mailing address is 4717 Screech Owl Creek Rd, El Dorado hills, CA 95762;

All of the following described real estate situated in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in GRANT, BARGAIN, SALE DEED, recorded on \_\_\_\_\_, as Document No. 0508812 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: a The Ridge Tahoe, Tower Building, Studio Unit, Swing Season, Week portion of #34-036-46-03, Stateline, NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 24<sup>th</sup> day of April, 2021.

STEVEN BLAKE BARTEL

RITA FAY BARTEL

# ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 El Dorado )

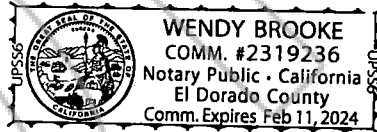
On April 24, 2021 before me, Wendy Brooke Notary Public  
(Here insert name and title of the officer)

personally appeared, Steven Blake Bartel and Rita Fay Bartel,  
 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.

Wendy Brooke  
 Signature (Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- (Title) \_\_\_\_\_
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they-, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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 1/38th interest in and to Lot 34 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 001 to 038 as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 036 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 recorded February 21, 1984 as Document No. 097150 and as amended by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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 the same unit type conveyed, in Lot 34 only, for one week each year in the Swing "Season" as defined in and in accordance with said Declarations.

A portion of APN: 42-261-36

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):  
 a. A portion of 42-261-36  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: <u>6/14/22</u>	
Notes: <u>Grant OK AS</u>	

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>Time Share</u> |  |

3. a. Total Value /Sales Price of Property: NO SALE  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ ( 0.00 )  
 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 without consideration to a revocable, inter-vivos trust for the benefit of the grantors.

5 Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declare and acknowledge, 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: Steven Bartel, Rita Bartel Capacity: Grantor

Signature: Steven Bartel, Rita Bartel, as co-trustees Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Steven Blake Bartel and Rita Fay Bartel Who Took Title As Rita Fay Phillips  
 of THE BLAKE & RITA 1998 REVOCABLE TRUST  
 Address: 4717 Screech Owl Creek Rd  
 City: El Dorado hills  
 State CA Zip: 95762

Print Name: Steven Blake Bartel and Rita Fay Bartel, co-trustees  
 Address: Same as Grantor  
 City: Same as Grantor  
 State: Same as Grantor Zip: Same as Grantor

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

AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED