

PTN APN 40-360-10



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Global Title Group, LLC  
2000 Brodie Lane  
Conroe, Texas 77301

MAIL TAX STATEMENTS TO:  
Ridge Sierra  
P.O. Box 859  
Sparks, NV 89432

THE RIDGE SIERRA  
GRANT, BARGAIN AND SALE DEED

THIS INDENTURE made this 5<sup>TH</sup> day of May, 2022 between Bob J. McGill and Mary Kathryn McGill, husband and wife as joint tenants with right of survivorship, hereinafter referred to as "Grantee(s)", whose address is 2449 Hicks Dr., Selma, CA 93662 and JEFFREY A. THORNE, an unmarried man as sole owner, hereinafter referred to as "Grantee(s)", whose address is 7850 Red Bud Rd., Granite Bay, CA 95746;

WITNESSETH:

That Grantor, in consideration of TEN DOLLARS (10.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY TO Grantee and Grantee's heirs and assigns, all that certain real property situate in the County of Douglas, State of Nevada, being more particularly described on EXHIBIT "A" attached hereto and, by this reference, made a part hereof.

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

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 First Amended and Restrictions Declaration of Time Share Covenants, Conditions and Restrictions Recorded May 14, 1986 at Book 586, Page 1232, as under Document No. 134786 in Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

EXHIBIT "A"

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A timeshare estate comprised of:

PARCEL 1: An undivided 1/51<sup>st</sup> interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/51<sup>st</sup> interest as tenants in common, in and to the Common Area of Lot 21 of Tahoe Village Unit No. 1, as shown on the map recorded December 27, 1983, as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada
- (B) Unit No. A2 as shown and defined on said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada.

PARCEL 2: A non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of Boundary Line Adjustment Map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a condominium unit and the non exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above, during one "USE WEEK" within the SWING "use season" as that term is defined in the First Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for the The Ridge Sierra recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "USE WEEK" in the above referenced "use season" as more fully set forth in the CC&R's.

A Portion of APN: 40 - 360 - 10

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first hereinabove written.

Bob J. McGill  
Bob J. McGill

Mary Kathryn McGill  
Mary Kathryn McGill

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ (date)

by Bob J. McGill and Mary Kathryn McGill (name(s) of person(s)), who is personally known to me or has provided \_\_\_\_\_ as identification.

**SEE ATTACHED**

\_\_\_\_\_  
Notary Public Signature

(seal)

Print Name:  
\_\_\_\_\_

My Commission Expires:  
\_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Fresno )

On May 5, 2022 before me, M Mendoza, Notary Public,  
*Date Here Insert Name and Title of the Officer*

personally appeared \*\*\*\*\*Bob J Mcgill and Mary Kathryn Mcgill\*\*\*\*\*  
*Name(s) of Signer(s)*

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 *M Mendoza*  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Grant, Bargain and Sale Deed Document Date: 5/5/2022  
Number of Pages: one Signer(s) Other Than Named Above: no other signers

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Bob J Mcgill  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: Mary Kathryn Mcgill  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 40-360-10  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land    b)  Single Fam. Res.  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg    f)  Comm'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$200.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$200.00  
 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 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 Mary Ann Capacity agent

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Bob J. & Mary Kathryn McGill  
 Address: 2449 Hicks Dr.  
 City: Selma  
 State: CA Zip: 93662

Print Name: Jeffrey A. Thome  
 Address: 7850 Red Bud Rd.  
 City: Granite Bay  
 State: CA Zip: 95746

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Global Title Group, LLC Escrow # \_\_\_\_\_  
 Address: 2000 Brodie Ln  
 City: Conroe State: TX Zip: 77301

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)