

DOUGLAS COUNTY, NV

2022-987700

RPTT:\$17.55 Rec:\$40.00

\$57.55 Pgs=4

07/21/2022 08:23 AM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1319-30-720-001 PTN

Recording requested by:

Sandra E. Smith

and when recorded mail to:

Timeshare Closing Services, LLC.

8545 Commodity Circle

Orlando, FL 32819

www.timeshareclosingservices.com

Escrow # 42042522003

Mail Tax Statements To: Daniel S Saich, 838 East 3900 South, Unit G108, Millcreek, Utah 84107

Consideration: \$4500.00

## Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Sandra E Smith, Surviving Tenant of Judith L Dobbs, who died on November 18, 2021, whose address is 14814 Childs Cove Dr, Spotsylvania, Pennsylvania 22551, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Daniel S Saich and Adam M Saich and Derek J Saich, all Single, as Joint Tenants, whose address is 838 East 3900 South, Unit G108, Millcreek, Utah 84107, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Ridge Tahoe, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date:

7-5-2022

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

Sandra E Smith  
Sandra E Smith, Surviving Tenant

STATE OF Virginia ) SS  
COUNTY OF COVINGTON )

HANNAH M BROWN  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES JULY 31, 2023  
COMMISSION # 7823670

The foregoing instrument was acknowledged before me, undersigned notary by means of X physical presence or \_\_\_ Online Notarization

On this 5 day of JUN, 2022 by Sandra E Smith, Surviving Tenant of Judith L Dobbs, who died on November 18, 2021, personally known to me (or who has produced US Military ID as identification 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.

WITNESS my hand and official seal.

SIGNATURE: [Handwritten Signature]

My Commission Expires:  
July 31, 2023

## Exhibit "A"

File number: 42042522003

TOGETHER with the tenants, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

A Timeshare Estate Comprised of:

Parcel One.

An undivided 1/51st interest in and to that certain condominiums as follows:

(A) An undivided 1/38th interest in as tenants in common, in and to Lot 34 as shown on Tahoe Village Unit No. 3-10th Amended Map, recorded September 21, 1990, as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903 of Official Records of Douglas County, State of Nevada.

(B) Unit No. 005 as shown and defined on said last Condominium Plan.

Parcel Two

(A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B.&M.; and

(B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

Parcel Three

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1991 as Document No. 235008 of the Douglas County Recorder's Office Douglas County, Nevada, within Section 30 Township 13 North, range 19 East, M.D.B.&M. for all those purposes provided for in the Declaration of

Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in book 173 Page 229 of Official Records and in modification thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 2097446, in Book 89, Page 3011.

#### Parcel Four

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 10th Amended Map, Recorded September 21, 1990 as Document No 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B.&M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.

#### Parcel Five

The exclusive right to use a unit of the same unit type as described in the Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three, and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the "PRIME SEASON", as said quoted term is defined in the Amended Declaration of the same Unit Type on Lot 34 during said alternate use wee within said "use season".

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

A portion of APN 42-261-05

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-30-720-001 PTN  
 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  
 Other TIMESHARE

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property      \$ 4,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( 0.00 )  
 c. Transfer Tax Value:      \$ 4,500.00  
 d. Real Property Transfer Tax Due      \$ 17.55

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00 %

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 [Signature] Capacity AGENT

Signature [Signature] Capacity AGENT

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

Print Name: Sandra E Smith  
 Address: 14814 Childs Cove Dr  
 City: Spotsylvania  
 State: PA      Zip: 22551

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

Print Name: Daniel S Saich  
 Address: 838 East 3900 South UNIT G108  
 City: Millcreek  
 State: UT      Zip: 84107

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

Print Name: TIMESHARE CLOSING SERVICES      Escrow #: 42042522003  
 Address: 8545 COMMODITY CIRCLE  
 City: ORLANDO      State: FL      Zip: 32819

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED