

DOUGLAS COUNTY, NV

2022-988223

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/08/2022 02:14 PM

VACATION OWNERSHIP TITLE AGENCY

KAREN ELLISON, RECORDER

A.P.N. No.:	A ptn of 1319-30-643-031
R.P.T.T.	\$0.00
Escrow No.:	20223600
Recording Requested By:	
Vacation Ownership Title Agency, Inc.	
Mail Tax Statement To:	
Ridge Tahoe P.O.A.	
P.O. Box 5790	
Stateline, NV 89449	
When Recorded Mail To:	
LEOBARDO TELLEZ, JR.	
P.O. Box 2758	
Stateline, NV 89449	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

JANET GAY HERRIN, a widow and HEATHER KATHLEEN MOUSER, a single woman

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

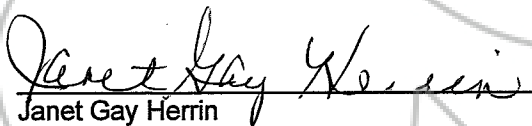
LEOBARDO TELLEZ, JR., a single man

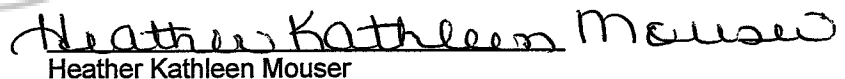
and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Terrace Building, Annual Use, Old Account No. 28-026-49-01, HICV Account No. M6794929, Stateline, NV 89449. See 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, and any reversions, remainders, rents, issues or profits thereof.

Dated: 8-2-22


Janet Gay Herrin


Heather Kathleen Mouser

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 CA

County of Placer

On August 2, 2020 before me W. Travis Marra, Notary Public
(insert name and title of the officer)

personally appeared JANET GAY HERRIN and HEATHER KATHLEEN MOUSER
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)

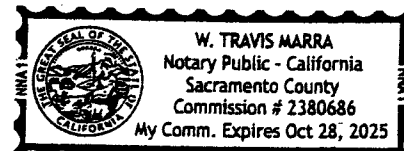


EXHIBIT "A"

(28)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 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 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 026 as shown and defined on said map; 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 Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 28 only, for one week each year in accordance with said Declarations.

A Portion of APN: 1319-30-643-031

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A ptn of 1319-30-643-031
 b) _____
 c) _____
 d) _____

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

2. Type of Property:
- | | |
|---|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Res. |
| c) <input type="checkbox"/> Condo/Townhouse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input checked="" type="checkbox"/> Other - <u>Timeshare</u> | |

3. a. Total Value/Sales Price of Property	_____	\$1.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	_____	0
c. Transfer Tax Value	_____	\$1.00
d. REAL PROPERTY TRANSFER TAX DUE:	_____	\$0.00

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 *Janet Gay Herrin* Capacity: _____ Grantor
 JANET GAY HERRIN

Signature _____ Capacity: _____ Grantee
 LEOBARDO TELLEZ, JR.

SELLER (GRANTOR) INFORMATION
 Print Name: JANET GAY HERRIN
 Address: 1050 Sun Park Ln.
 City/State/Zip: Lincoln, CA 95648

BUYER (GRANTEE) INFORMATION
 Print Name: LEOBARDO TELLEZ, JR.
 Address: P.O. Box 2758
 City/State/Zip: Stateline, NV 89449

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company Name: Vacation Ownership Title Agency, Inc. Escrow No.: 20223600
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip: 89706