

APN: a portion of 42-254-21
RPTT: \$11.70

Deed prepared by:
Diane Madrid
After recording, return to:
Global Title Group, LLC
2000 Brodie Lane
Conroe, Texas 77301

Mail Tax Statements to:
Heath Allan Turnbell
P.O. Box 204
Rimrock, AZ 86335



KAREN ELLISON, RECORDER

THE RIDGE TAHOE
GRANT, BARGAIN, SALE DEED

This Grant, Bargain, Sale Deed, made this 26th day of July, 2022 by Michael H. Madrid and Diane M. Madrid, whose address is 571 Hillmar St., Santa Clara, CA 95050, hereinafter referred to as "Grantor" and Heath Allan Turnbell, a single man as sole owner, whose address is P.O. Box 204, Rimrock, AZ 86335, hereinafter referred to as "Grantee".

WITNESSETH:

That Grantors, in consideration for the sum of Ten Dollars (\$10.00), lawful money of the United States of America, paid to Grantors by Grantee, the receipt of which is hereby acknowledged, do by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference;

THIS BEING the same property conveyed to Grantor by Grant, Bargain, Sale Deed dated April 17, 1993 and recorded May 4, 1993 as Document No. 306208 in Book 0593 at Page 0303 et. Seq., Official Records of Douglas County, Nevada.

TOGETHER with the tenements, 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, State of Nevada, amended from time to time, which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

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

IN WITNESS WHEREOF, the Grantors have caused by these presents to be executed in their names this 19 day of Aug, 2022.

WITNESS:

Judy Hare
Witness 1 Signature
Judy Hare
Witness 1 Print Name
J. M. Hare
Witness 2 Signature
J. M. Hare
Witness 2 Print Name

BY: [Signature]
Michael H. Madrid
[Signature]
Diane M. Madrid

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 Jose

The foregoing instrument was acknowledged before me this 19 day of Aug, 2022 by Michael H. Madrid & Diane M. Madrid as owner of The Ridge Tahoe. He/she/they are personally known to me or have produced CADL as identification.

Bhaskar W Patel
Notary Signature
Printed Name: BHASKAR PATEL
My commission expires: 8/30/2022


 **BHASKAR PATEL**
Comm. #2252204
Notary Public - California
Santa Clara County
Comm. Expires Aug 30, 2022

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 un divided 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, rerecorded 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. 21 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: 42-254-21

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) a ptn of 42-254-21
 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: \$2,900.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$2,900.00
 Real Property Transfer Tax Due: \$11.70

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 Beth Hill Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Michael H. & Diane M. Madrid
 Address: 571 Hillmar St.
 City: Santa Clara
 State: CA Zip: 95050

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Heath Allan Turnbell
 Address: P.O. Box 204
 City: Rimrock
 State: AZ Zip: 86335

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Beth Hill c/o iVacay, LLC Escrow # _____
 Address: 301 W. Leslie St.
 City: Pahrump State: NV Zip: 89060

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