

APN# 42-010-40



Recording Requested by/Mail to:

KAREN ELLISON, RECORDER

E05

Name: RICHARD AND AMANDA COPPA

Address: 1112 ST ANDREWS DR

City/State/Zip: EL DORADO HILLS CA 95762

Mail Tax Statements to:

Name: RIDGE TAHOE BILLS US

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**THE RIDGE TAHOE**

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made this <sup>JE 20</sup>~~29~~ day of <sup>SEPTEMBER</sup>~~JULY~~, 2022 between RICHARD W. COPPA, JR. AND MARGARET W. COPPA, husband and wife as joint tenants with right of survivorship GRANTORS hereby grants to RICHARD AARON COPPA AND AMANDA COPPA, AS JOINT TENANTS.

That Grantors, in consideration for the sum of ONE THOUSAND DOLLARS ( \$ 1,000.00), lawful money of the United States of America, paid to Grantors by Grantees, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantees and Grantee' s heirs and assigns, all that certain property located at situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.;

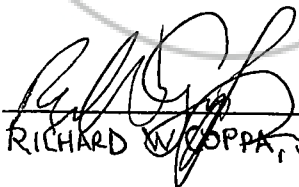
TOGETHER with the tenements, herediaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainder, rents, issues and profits thereof;

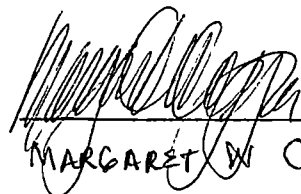
SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, right of way, agreements and the Fourth amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 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;

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

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

SEE ATTACHED NOTARY ACKNOWLEDGEMENT

  
RICHARD W. COPPA, JR.

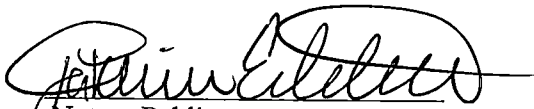
  
MARGARET W. COPPA

**Acknowledgment**

**State of Texas**

**County of Hunt**

On this, the 20 day of September, 2022, before me a notary public, the undersigned officer, personally appeared Richard Coppa & Margaret Coppa, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. In witness hereof, I hereunto set my hand and official seal.

  
Notary Public

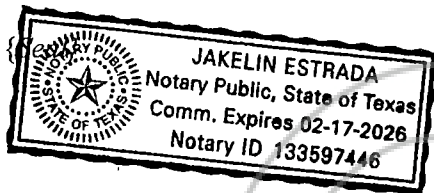


EXHIBIT "A"

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 299 as shown and defined on said map; together 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment of Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13 - foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;  
thence S. 14°00'00" W., along said Northerly line, 14.19 feet;  
thence N. 52°20'29" W., 30.59 feet;  
thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 42-010-40  
 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 TIME SHARE

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

3. Total Value/Sales Price of Property: \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 5  
 b. Explain Reason for Exemption: transfer from mother to son

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 OWNER

Signature [Signature] Capacity OWNER

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: RICHARD W. COPPA JR. & MARGARET W. COPPA  
 Address: 761 CR 4123  
 City: GREENVILLE  
 State: TX Zip: 75401

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: RICHARD & AMANDA COPPA  
 Address: 1112 ST. ANDREWS DRIVE  
 City: EL DORADO HILLS  
 State: CA Zip: 95762

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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