

DOUGLAS COUNTY, NV

2022-990866

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

10/17/2022 08:15 AM

VACATION OWNERSHIP TITLE AGENCY

KAREN ELLISON, RECORDER

E07

<b>A.P.N. No.:</b>	A ptn of 1319-30-645-003
<b>R.P.T.T.</b>	\$0.00 (#7)
<b>Escrow No.:</b>	20223640
<b>Recording Requested By:</b>	
<b>Vacation Ownership Title Agency, Inc.</b>	
<b>Mail Tax Statement To:</b>	
The Ridge Tahoe	
P.O. Box 5790	
Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
Michael E. Bailey and Cynthia Jean Bailey, Trustees	
1526 South 192nd Avenue Circle	
Omaha, NE 68130	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**MICHAEL E. BAILEY and CYNTHIA JEAN BAILEY, husband and wife**

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

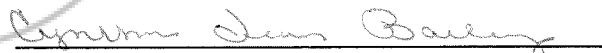
**MICHAEL E. BAILEY, as Trustee of or and CYNTHIA J. BAILEY, as Trustee of the MICHAEL E. BAILEY and CYNTHIA J. BAILEY TRUST, dated June 4, 2020**

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, Cascade Building, Even Year Use, Week No. 4226131C, Stateline, NV 89449. See Exhibit 'A' attached hereto and by reference made a part hereof.

Dated: October 11, 2022

  
\_\_\_\_\_  
Michael E. Bailey

  
\_\_\_\_\_  
Cynthia Jean Bailey



**EXHIBIT "A"**

(42)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>ths</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> 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. 261 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 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 to 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 every other year in Even-numbered years 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 - 13<sup>th</sup> 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 13<sup>th</sup> 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: 1319-30-645-003

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-645-003  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording: _____	
Notes: <u>10/17/22 Trust Ok~A.B.</u>	

2. Type of Property:  
 a)  Vacant Land                      b)  Single Family Res.  
 c)  Condo/Townhouse                d)  2-4 Plex  
 e)  Apartment Bldg.                  f)  Commercial/Industrial  
 g)  Agricultural                        h)  Mobile Home  
 i)  Other Timeshare \_\_\_\_\_

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section #7 \_\_\_\_\_  
 b. Explain Reason for Exemption: Transfer title to Trust without consideration

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 Michael E. Bailey Capacity: \_\_\_\_\_ Grantor  
 Michael E. Bailey  
 Signature Michael E. Bailey Trustee Capacity: \_\_\_\_\_ Grantee  
 Michael E. Bailey, Trustee

**SELLER (GRANTOR) INFORMATION**  
 Print Name: MICHAEL E. BAILEY  
 Address: 1526 South 192nd Avenue Circle  
 City/State/Zip: Omaha, NE 68130

**BUYER (GRANTEE) INFORMATION**  
 Print Name: MICHAEL E. BAILEY, TRUSTEE  
 Address: 1526 South 192nd Avenue Circle  
 City/State/Zip: Omaha, NE 68130

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**  
 Company \_\_\_\_\_ Escrow No.: 20223640  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706