

DOUGLAS COUNTY, NV

2022-992524

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

12/19/2022 01:39 PM

DEDICATED TIMESHARE SVC

KAREN ELLISON, RECORDER

A.P.N. 1319-30-645-003

R.P.T.T. \$ 1.95

AFTER RECORDING RETURN TO:

Dedicated Timeshare Services, LLC
85 W Combs Rd, Ste 101-348
San Tan Valley, AZ 85140
File No. 22-0675

MAIL TAX STATEMENTS TO:

Holiday Inn Ridge Tahoe
400 Ridge Club Drive
Stateline, NV 89449

GRANTEE ADDRESS

7319 W Browning Avenue
Fresno, CA 93723

Contract No.: M6747955


GRANT, BARGAIN & SALE DEED
(The Ridge Tahoe)

THIS INDENTURE WITNESSETH: That **Andrzej Rymut, a Married Man as his Sole and Separate Property**, whose address is 4880 SW 104th Avenue, Cooper City, FL 33328 (Grantor) for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Adam Joseph Rodriguez and Danielle Gill Rodriguez, Husband and Wife, as Joint Tenants with Rights of Survivorship** whose address is 7319 W Browning Avenue, Fresno, CA 93723 (Grantee) all that real property situate in the County of Douglas, State of Nevada, bounded and described in Exhibit "A" attached thereto and made a part hereof;

WITNESSETH: That the said Grantors, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day granted, bargained, sold, and conveyed and do by these presents, grant, bargain, sell, and convey unto the said Grantees the following described time-share estate located in DOUGLAS County, NEVADA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this 18 day of October 2022.

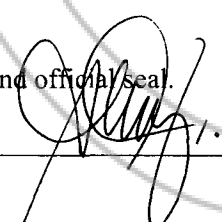
BY 
Andrzej Rymut

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 the document.

State of FLORIDA)
County of BROWARD)

On OCTOBER 18th 2022, before me, ANDRZEJ RYMUT, Notary Public, personally appeared **Andrzej Rymut**, 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 
(SEAL)

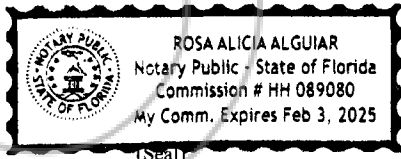


EXHIBIT "A"
LEGAL DESCRIPTION
FOR
THE RIDGE TAHOE – LOT 42

The land referred to herein is situated in the

State of **Nevada**

County of **Douglas**

and is described as follows:

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows:

An undivided 1/48th 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. 294** 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 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 every other year in **Odd** – 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, 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 FORM**

1. Assessor Parcel Number(s)

- a) 1319-30-645-003
- 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 \$ 500.00
- b) Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
- c) Transfer Tax Value: \$ 500.00
- d) Real Property Transfer Tax Due \$ 1.95

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%**

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 Authorized Agent for Grantor

Signature [Signature] Capacity Authorized Agent for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Andrzej Rymut

Address: 4880 SW 104th Avenue

City: Cooper City

State: FL Zip: 33328

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Adam and Danielle Rodriguez

Address: 7319 W Browning Avenue

City: Fresno

State: CA Zip: 93723

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

Print Name: Dedicated Timeshare Services Escrow #: 22-0675

Address: 85 W Combs Rd, Ste 101-348

City: San Tan Valley State: AZ Zip: 85140