DOUGLAS COUNTY, NV RPTT:\$1.95 Rec:\$40.00 Total:\$41.95

MICHAEL MOED

2023-1000537

09/18/2023 10:05 AM

Pgs=4



SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1319-30-644-098

WHEN RECORDED MAIL TO and MAIL

Tyler Aleiwe Skylar Buchanan Married 2117 Rockburne Street Henderson, NV 89044

TAX STATEMENTS TO:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$1.95

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael Moed and Angela Prada-Moed, Husband and Wife as Joint Tenants with Rights of Survivorship

do(es) hereby GRANT, BARGAIN AND SELL to

Tyler Aleiwe Skylar Buchanan, A Married Man

the real property situated in the County of Clark, State of Nevada, described as follows:

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

#### Subject to:

- 1. All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

# SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR

**GRANT BARGAIN SALE DEED Michael Moed** Angela Prada-Moed STATE OF NEVADA COUNTY OF CLARK This instrument was acknowledged before me on \_\_/ST\_\_ day of \_\_\_\_\_\_, 20\_23 by Michael Moed and Angela Prada-Moed Notary Public Printed Name: ESTA COPTEZ NOTARY PUBLIC TATE OF NEVADA County of Clark

> Appt. No. 14-15211-1 Appt. Expires Aug. 14, 202

# EXHIBIT "A"

(37)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 188 as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, 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 37 only, for one week every other year in the Odd -numbered years in the Prime "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-098



### STATE OF NEVADA DECLARATION OF VALUE

		Assessor's Parcel Number(s)			\ \	
	. •	139-30-619-063			\ \	
	b.				\ \	
	c				\ \	
2.	d.	Cyma of Duanauty			\ \	
2.		Type of Property:				
		n. 🗆 Vacant Land b. 🗷 Single Fam. Res.		CORDERS OPTION	The state of the s	
	C	c. Condo/Twnhse d. 2-4 Plex	Book		Page:	
	е	e.  Apt. Bldg f.  Comm'l/Ind'l	1	Recording:	1	
	g	,	Notes:			
		Other			1	
3.	a	. Total Value/Sales Price of Property	\$_101.00			
b. Deed in Lieu of Foreclosure Only (value of property)					)	
	С	c. Transfer Tax Value:	\$ 101.00			
	d	I. Real Property Transfer Tax Due	\$ 1.95			
4.		f Exemption Claimed:	1		·	
a. Transfer Tax Exemption per NRS 375.090, Section NONE						
	b	o. Explain Reason for Exemption:	1	<b>Y</b> /		
5	Е	Partial Interest: Percentage being transferred: 100.009	y.			
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.						
ç:,	***	ature Mad	Compoitu	Cuantan		
SIE	3116	active Manager	_ Capacity:	Grantor	<del></del>	
Sig	gna	ature	Capacity:	Grantee		
				(GRANTEE) INFO		
		(REQUIRED)		(REQUIRE	(D)	
Pr	nt	Name: Michael Moed and Angela	Print Nam	ne: Tyler Aleiwe Si	kular Buchanan	
• •		Prada-Moed Angela	- I IIII I WII	ic. Tylei Aleiwe G	Kylai Buchanan	
Ād	ldr	ess: 2570 Skylark Trail Street	Address:	2117 Rockburne Str	eet	
City: Henderson			City: Henderson			
State: NV Zip: 89044			State: NV		Zip: 89044	
	COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)					
_	_	Name: Michael Moed and Angela Prada-Moed ess: 2570 Skylark Trail Street	Escrow #	NA		
			Ctata: NIX	7	7:n. 90044	
Cit	. y .	Tichucisun	State: NV	<b>′</b>	Zip: 89044	