

DOUGLAS COUNTY, NV

2023-1003384

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=5

12/26/2023 01:15 PM

VACATION OWNERSHIP TITLE AGENCY

SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1319-30-644-060
<b>R.P.T.T.</b>	\$1.95
<b>Escrow No.:</b>	20234536
<b>Recording Requested By:</b>	
Vacation Ownership Title Agency, Inc.	
<b>Mail Tax Statement To:</b>	
The Ridge Tahoe	
P.O. Box 5790	
Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
MICHAEL E. KLASTORIN and	
ARDEMIS A. FREELAND	
22229 Celestial Lane	
Santa Clarita, CA 91390	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**ARDEMIS A. FREELAND, a married woman as her sole and separate property and CHARLES V. MUGRDECHIAN JR., a married man as his sole and separate property**

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

**MICHAEL E. KLASTORIN and ARDEMIS A. FREELAND, husband and wife as joint tenants with right of survivorship**

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, Plaza Building, Every Year Use, Prime Season, Old Account No. 3715209A, Stateline, NV 89449. See Exhibit 'A' attached hereto and by this reference made a part hereof

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/14/2023

  
ARDEMIS A. FREELAND

Executed in counterpart  
CHARLES V. MUGRDECHIAN JR.

# ACKNOWLEDGEMENT

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.

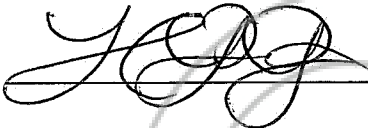
State of CALIFORNIA )  
County of \_\_\_\_\_ )

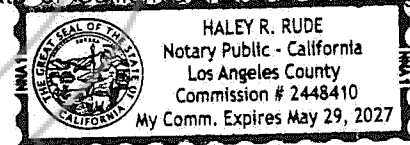
On 12/14/23 before me Haley R Rudo, Notary Public  
(insert name and title of the officer)

personally appeared ARDEMIS A. FREELAND,  
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)

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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/12/2023

Executed in counterpart  
ARDEMIS A. FREELAND

  
\_\_\_\_\_  
CHARLES V. MUGRDECHIAN JR.

# ACKNOWLEDGEMENT

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 Los Angeles )

On 12/21/23 before me H. Halim, Notary Public  
(insert name and title of the officer)

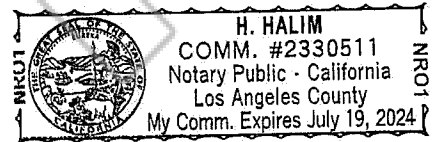
personally appeared CHARLES V. MUGRDECHIAN, JR.,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/  
her/their authorized capacity(ies), and that by 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 [Handwritten Signature]

(Seal)



**EXHIBIT "A"**

**(37)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> 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. 152 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 each year in the Prime "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-644-060**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-644-060  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____


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	500.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	()
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: \_\_\_\_\_ %  
 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  Capacity: \_\_\_\_\_ Grantor  
 CHARLES V. MUGRDECHIAN, JR.

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee  
 MICHAEL E. KLASTORIN

<b><u>SELLER (GRANTOR) INFORMATION</u></b>	<b><u>BUYER (GRANTEE) INFORMATION</u></b>
Print Name: <u>CHARLES V. MUGRDECHIAN, JR.</u>	Print Name: <u>MICHAEL E. KLASTORIN</u>
Address: <u>932 El Dorado Street</u>	Address: <u>22229 Celestial Lane</u>
City/State/Zip: <u>Monrovia, CA 91016</u>	City/State/Zip: <u>Santa Clarita, CA 91390</u>

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)  
 Company \_\_\_\_\_ Escrow No.: 20234536  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706