

A.P.N. No.:	A ptn of APN 1319-30-724-025, previously APN 42-261-24
R.P.T.T.	\$0.00 #5
Escrow No.:	20234609A
<b>Recording Requested By:</b> <b>Vacation Ownership Title Agency, Inc.</b>	
<b>Mail Tax Statement To:</b>	
Ridge Tahoe P.O.A. P.O. Box 5790 Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
BRIDGET HANSEN RAND c/o 882 Walnut St. Alameda, CA 94501	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**JON GREGORY RAND, a married man, spouse of the Grantee**

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

**BRIDGET HANSEN RAND, a married woman as her sole and separate property**


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, Tower Building, Prime Season, Old Account No. 34-024-02A, HICV Account No. M6738781, 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.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY PROPERTY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Dated: 10/3/23

  
Jon Gregory Rand

# 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 )

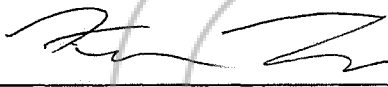
County of ALAMEDA )

On 12/03/2023 before me KAINOA THOREN (NOTARY PUBLIC)  
(insert name and title of the officer)

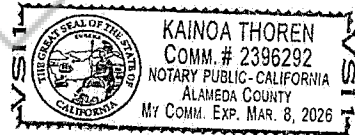
personally appeared JON GREGORY RAND,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/  
her/their authorized capacity(ies), and that by his/her/their 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"**

**(34)**

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38<sup>th</sup> interest in and to Lot 34 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 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 024 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 recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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 the same unit type conveyed, in Lot 34 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-724-025,  
previously a portion of APN: 42-261-24

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of APN 1319-30-724-025  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

2. Type of Property:
- |   |   |
|---|---|
| a) <input type="checkbox"/> Vacant Land                         | b) <input type="checkbox"/> Single Family Res.    |
| c) <input type="checkbox"/> Condo/Townhouse                     | d) <input type="checkbox"/> 2-4 Plex              |
| e) <input type="checkbox"/> Apartment Bldg.                     | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural                        | h) <input type="checkbox"/> Mobile Home           |
| i) <input checked="" type="checkbox"/> Other - <u>Timeshare</u> |   |

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 #5  
 b. Explain Reason for Exemption: Spousal Deed to Release Interest in Property

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  JGR Capacity: \_\_\_\_\_ Grantor  
 JON GREGORY RAND

Signature  Bridget Hansen Rand Capacity: \_\_\_\_\_ Grantee  
 BRIDGET HANSEN RAND

**SELLER (GRANTOR) INFORMATION**  
 Print Name: JON GREGORY RAND  
 Address: c/o 882 Walnut St.  
 City/State/Zip: Alameda, CA 94501

**BUYER (GRANTEE) INFORMATION**  
 Print Name: BRIDGET HANSEN RAND  
 Address: c/o 882 Walnut St.  
 City/State/Zip: Alameda, CA 94501

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)  
 Company: \_\_\_\_\_ Escrow No.: 20234609A  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706