

DOUGLAS COUNTY, NV

2023-994599

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

03/10/2023 08:05 AM

READY LEGAL SUPPORT INC., D/B/A LT TRANSFERS

SHAWNYNE GARREN, RECORDER

Mail tax statements to:
RIDGE TAHOE PROP OWNERS ASSN
C/O RESORTS WEST
PO BOX 5790
STATELINE, NV 89449

Recording requested by:
Thomas R. Spiekerman

Return to:
LT Transfers
140 Builders Parkway, Suite A
Cornelia, GA 30531

Portion of APN # 1319-30-720-001

GRANT, BARGAIN, SALE DEED
THE RIDGE TAHOE

This indenture, made this 2nd day of MARCH, 2023, between **Thomas R. Spiekerman and Lourdes K. Chan, Husband and Wife as Community Property with Right of Survivorship**, whose address is: 320 Panorama Court, Benicia, California 94510, hereinafter called the "Grantors", and **Michael A. Mino and Ana P. Mino, Husband and Wife as Community Property with Right of Survivorship**, whose address is: 1519 Chaumont Drive, San Jose, California 95118, hereinafter called the "Grantees".

WITNESSETH:

That said Grantor, for a good and valuable consideration, in hand paid to Grantor by Grantee, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Grantee and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in Douglas County, Nevada, to wit:

"SEE ATTACHED EXHIBIT "A"

DERIVATION: This is the same property conveyed to Grantor by Deed recorded on June 14, 2012, as Document Number 804025 in Book 612 at Page 3263 of Official Records of Douglas County, Nevada.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

TO HAVE AND TO HOLD, all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Thomas R. Spiekerman
Thomas R. Spiekerman, Grantor

Lourdes K. Chan
Lourdes K. Chan, Grantor

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 SOLANO

On MARCH 02 2023 before me, ELIA ALCARAZ, Notary Public, personally appeared **Thomas R. Spiekerman and Lourdes K. Chan**, 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.

Elia Alcaraz
Notary Public signature

ELIA ALCARAZ
Notary printed name
My commission expires: 03/23/25

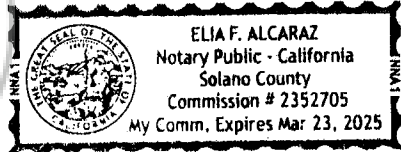


EXHIBIT "A"

A Timeshare Estate comprised of:

An undivided **1/51st** interest as tenants-in-common in and to that certain real property and improvements as follows:

(A) 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. 280** 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 each year** in accordance with said Declarations.

END OF EXHIBIT "A"

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) portion of 1319-30-720-001
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|-------------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other : Timeshare | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

	<u>\$ 500.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ _____</u>
Transfer Tax Value:	<u>\$ 500.00</u>
Real Property Transfer Tax Due:	<u>\$ 1.95</u>

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 Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Thomas R. Spiekerman
 Address: 320 Panorama Court
 City: Benicia
 State: CA Zip: 94510

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Michael A. Mino
 Address: 1519 Chaumont Drive
 City: San Jose
 State: CA Zip: 95118

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ready Legal Support Inc Escrow # NA
 Address: 140 Builders Parkway, Suite A
 City: Cornelia State: GA Zip: 30531