

DOUGLAS COUNTY, NV

2023-995330

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

04/07/2023 10:04 AM

VACATION OWNERSHIP TITLE AGENCY

SHAWNYNE GARREN, RECORDER

A.P.N. No.:	A ptn of 1319-30-724-010
R.P.T.T.	\$ 1.95
Escrow No.:	20233929
Recording Requested By:	
Vacation Ownership Title Agency, Inc.	
Mail Tax Statement To:	
Ridge Tahoe P.O.A.	
P.O. Box 5790	
Stateline, NV 89449	
When Recorded Mail To:	
ZERO21, LLC - Attn: Guyanne Lufrano	
560 Seashore Lane	
Redwood City, CA 94065	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

WILLIAM R. MCCALL and LEAHADA K. MCCALL, husband and wife

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

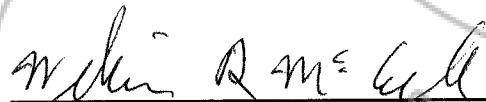
ZERO21, LLC, a California Limited Liability Company

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. 34-009-30-01, HICV Account No. M6742845, 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: March 21 2023



William R. McCall



Leahada K. McCall

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 Contra Costa)

On 03/21/2023 before me Dora A. Crandall, Notary Public
(insert name and title of the officer)

personally appeared WILLIAM R. MCCALL and LEAHADA K. MCCALL,
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 *D Crandall*

(Seal)

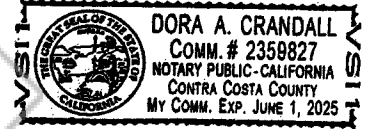


EXHIBIT "A"

(34)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38th interest in and to Lot 34 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 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 009 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: 1319-30-724-010

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A ptn of 1319-30-724-010
 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 *William R. McCall* Capacity: _____ Grantor
 WILLIAM R. MCCALL

Signature _____ Capacity: _____ Grantee
 ZERO21, LLC - Guyanne Lufrano, Member

SELLER (GRANTOR) INFORMATION
 Print Name: WILLIAM R. MCCALL
 Address: 924 Clay Ct.
 City/State/Zip: Antioch, CA 94509

BUYER (GRANTEE) INFORMATION
 Print Name: ZERO21, LLC
 Address: 560 Seashore Lane
 City/State/Zip: Redwood City, CA 94065

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company _____ Escrow No.: 20233929
 Name: Vacation Ownership Title Agency, Inc.
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip: 89706