

DOUGLAS COUNTY, NV

2023-995715

RPTT:\$3.90 Rec:\$40.00

\$43.90 Pgs=3

04/18/2023 02:42 PM

VACATION OWNERSHIP TITLE AGENCY

SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	A ptn of 1319-30-643-033
<b>R.P.T.T.</b>	\$3.90
<b>Escrow No.:</b>	20233964
<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>	
DALLAS HATCH, SARAH HATCH and	
JOSHUA EVANS	
357 Oakmont Dr.	
Spring Creek, NV 89815	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**KENNY KENJI KAJIOKA AND KAREN CHIYOKO KAJIOKA, Trustees of THE KENNY KENJI KAJIOKA AND KAREN CHIYOKO KAJIOKA 1999 TRUST, dated March 9, 1999**

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

**DALLAS HATCH and, SARAH HATCH, husband and wife , and JOSHUA EVANS, an unmarried man, altogether as joint tenants with right of survivorship**

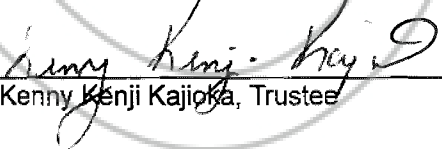
and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The Ridge Tahoe, Terrace Building, Every Year Use, Old Account No. 28-028-09-01, HICV Account No. M6743961, 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: 4-3-23

THE KENNY KENJI KAJIOKA AND KAREN CHIYOKO KAJIOKA 1999 TRUST, dated March 9, 1999

  
Kenny Kenji Kajioka, Trustee

  
Karen Chiyoko Kajioka, Trustee

# 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 Stanislaus,

On 4/3/2023 before me Ramona Jean Moreno notary public  
(insert name and title of the officer)

personally appeared KENNY KENJI KAJIOKA and KAREN CHIYOKO KAJIOKA,  
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.

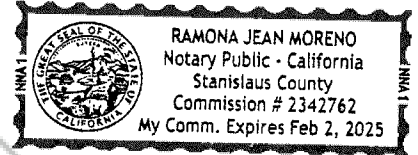
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Ramona J Moreno  
notary public

(Seal)



**EXHIBIT "A"**

**(28)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50<sup>th</sup> interest in and to Lot 28 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 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 028 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 Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 28 only, for one week each year in accordance with said Declarations.**

**A Portion of APN: 1319-30-643-033**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-643-033  
 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 - Timeshare _____ |   |

3. a. Total Value/Sales Price of Property	_____	\$1,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	_____	( )
c. Transfer Tax Value	_____	\$1,000.00
d. REAL PROPERTY TRANSFER TAX DUE:	_____	\$3.90

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 *Kenny Kenji Kajio* Capacity: \_\_\_\_\_ Grantor  
 KENNY KENJI KAJIOKA

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee  
 DALLAS HATCH and

**SELLER (GRANTOR) INFORMATION**  
 Print Name: KENNY KENJI KAJIOKA  
 Address: 2240 Polyview Dr.  
 City/State/Zip: Turlock, CA 95382

**BUYER (GRANTEE) INFORMATION**  
 Print Name: DALLAS HATCH  
 Address: 357 Oakmont Dr.  
 City/State/Zip: Spring Creek, NV 89815

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)  
 Company Name: Vacation Ownership Title Agency, Inc. Escrow No.: 20233964  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706