

DOUGLAS COUNTY, NV

2023-995995

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

04/27/2023 12:28 PM

VACATION OWNERSHIP TITLE AGENCY

SHAWNYNE GARREN, RECORDER

A.P.N. No.:	A ptn of 1319-30-645-003
R.P.T.T.	\$ 0.00
Escrow No.:	20233959
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:	
VLADIMIR MITIN	
1860 North Forest Rd.	
Amherst, NY 14221	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

SANDRA D. DYE, a widow

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


VLADIMIR MITIN, a married man as his 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, Cascade Building, Every Year Use, Old Account No. 42-279-15-01, HICV Account No. M6757226, 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: 3/31/23


Sandra D. Dye

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

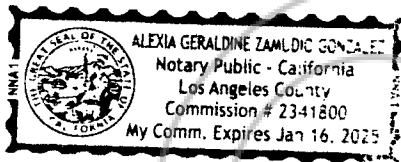
State of California }
County of Ventura }

On March 31, 2023 before me, Alexia Geraldine Zamudio Gonzalez (Notary Public)
Date Here Insert Name and Title of the Officer

personally appeared Sandra Dee Dye
Name(s) of Signer(s)

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.

Notary Seal Clarification:
Alexia Geraldine Zamudio Gonzalez
Notary Public - California



Los Angeles County
Commission #2341800
My Comm. Expires Jan 16, 2025
Place Notary Seal and/or Stamp Above

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]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Bargain Sale Deed

Document Date: 3/31/2022 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

EXHIBIT "A"

(42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48^{ths} 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. 279 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.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A ptn of A ptn of 1319-30-645-003
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording: _____	
Notes: 4/27/23 Purchase Agr. Ok~A.B.	


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	_____	\$1.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	_____	()
c. Transfer Tax Value	_____	\$1.00
d. REAL PROPERTY TRANSFER TAX DUE:	_____	\$0.00

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
 SANDRA D. DYE

Signature _____ Capacity: _____ Grantee
 VLADIMIR MITIN

SELLER (GRANTOR) INFORMATION
 Print Name: SANDRA D. DYE
 Address: 3152 Willow Haven Ct.
 City/State/Zip: Thousand Oaks, CA 91362

BUYER (GRANTEE) INFORMATION
 Print Name: VLADIMIR MITIN
 Address: 1860 North Forest Rd.
 City/State/Zip: Amherst, NY 14221

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company _____ Escrow No.: 20233959
 Name: Vacation Ownership Title Agency, Inc.
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip: 89706