

DOUGLAS COUNTY, NV

2023-998232

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

07/05/2023 09:10 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:  
Virginia A. Sienkowski

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

A portion of APN # 1319-30-724-022

**GRANT, BARGAIN, SALE DEED**  
THE RIDGE TAHOE

This indenture, made this 23 day of June, 2023, between **Virginia A. Sienkowski, a Widow**, whose address is: 410 Anchor Drive, Moneta, Virginia 24121, hereinafter called the "Grantors", and **Roger L. Shaw and Kristene V. Shaw, Husband and Wife as Community Property with Right of Survivorship**, whose address is: 295 Roupe Road, Eighty Four, Pennsylvania 15330, hereinafter called the "Grantees".

**WITNESSETH:**

That said Grantor, for 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 October 29, 1987, as Document Number 165413 in Book 1087 at Page 4061 of Official Records of Douglas County, Nevada. NOTE: The Grantor herein is the sole surviving co-grantor of the deed recorded October 29, 1987, and has full power and authority to convey the entire fee simple title in and to the above described property. John M. Sienkowski died August 23, 2022, as a resident of Franklin County, Virginia.

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 the context requires.

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

  
Virginia A. Sienkowski, Grantor

COMMONWEALTH OF VIRGINIA

COUNTY OF Franklin

On June 23<sup>rd</sup>, 2023, before me Kathy Maria Walls, a Notary Public, for and in the aforesaid State and aforesaid County, personally appeared **Virginia A. Sienkowski**, 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(ies) upon behalf of which the person(s) acted, executed the instrument.

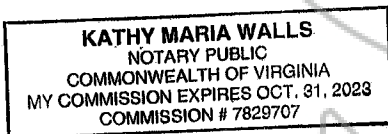
Given under my hand this 23<sup>rd</sup> day of June, 2023.

  
Notary Public signature

Kathy Maria Walls  
Notary printed name

Notary registration number: 7829707

My commission expires: Oct. 31, 2023



## EXHIBIT "A"

### A Timeshare Estate comprised of:

An undivided **1/102nd** interest in and to that certain real property and improvements as follows:

(A) An undivided **1/38th** interest as tenants in common, in and to **Lot 34** as shown of Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded 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 of Official Records of Douglas County, State of Nevada.

(B) Unit No. **004** 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 Phase Four** recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of **The Ridge Tahoe** recorded February 21, 1984, as Document No. 097150, and 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 Lot **34** only, for one week in **EVEN numbered years** in the **SWING Season** as defined in and in accordance with said Declaration.

END OF EXHIBIT "A"

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 1319-30-724-022  
 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:

	\$ 500.00
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ 500.00
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 MM Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Virginia A. Sienkowski  
 Address: 410 Anchor Drive  
 City: Moneta  
 State: VA Zip: 24121

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Roger L. Shaw  
 Address: 295 Roupe Road  
 City: Eighty Four  
 State: PA Zip: 15330

## 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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)