

APN: 42-010-40
RECORDING REQUESTED BY:
Lakeside Lawyers, PLLC
856 Tahoe Blvd..
Incline Village, Nevada 89451

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3
LAKESIDE LAWYERS, PLLC
SHAWNYNE GARREN, RECORDER
2023-999714
08/21/2023 12:18 PM
E04

AFTER RECORDING RETURN TO and SEND
TAX STATEMENTS TO:
Steven Gingras
4683 E. Hudlow Road
Hayden, Idaho 83835

Affirmation Statement: I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That GRANTOR: Steven Gingras, a married man and Felice M. Hohn, an unmarried woman, who took title as Steven Gingras and Felice M. Gingras, husband and wife as joint tenants with right of survivorship, for no consideration, do hereby Grant, Bargain, Sell and Convey to **Steven Gingras, a married man as his sole and separate property** ("GRANTEE"), the real property situated in the County of Douglas, State of Nevada, being more particularly described as follows:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths 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. 301 as shown and defined on said map; together 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 of 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: 42-010-40

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;

[remainder of page intentionally left blank]

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

Dated this 9th day of August, 2023

Grantor:

Steven Gingras
Steven Gingras

State of Idaho)

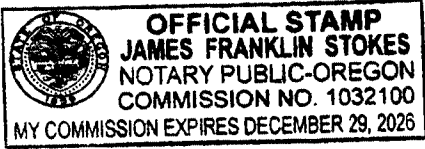
County of Kootenai)

On this 9th day of August, in the year of 2023, before me, Donovan Daniels a notary public, personally appeared Steven Gingras, personally known to me to be the person(s) whose name is Donovan Daniels to the within instrument, and acknowledged to me that he executed the same.

Seal Donovan Daniels
Notary Public
My Commission Expires 05/12/2029
Notary Public Donovan Daniels
State of Idaho
My Commission Number 05-12-2029

Person acknowledging instrument unknown to notary but proven to be signer by satisfactory identification
Photo LOPY JFS 8/15/23

Felice M. Hohn - Gingras
Felice M. Hohn - Gingras fmg 8-15-2023



STATE OF OREGON)
) ss.
COUNTY OF Douglas)

This record was acknowledged before me on Aug. 15th, 2023, by Felice M. Hohn - Gingras
JFS 8/15/2023

Signature JFS (Seal)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 42-010-40
 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 | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Doc# 430210</u>

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 4
 b. Explain Reason for Exemption: _____
A transfer of title from one joint tenant or tenant in common to another joint tenant or tenant in common.

5. Partial Interest: Percentage being transferred: 100 %

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 Felice M. Hohn Capacity Grantor
 Signature Steven Gingras Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Felice M. Hohn
 Address: 655 Cross Creek Dr
 City: Roseburg
 State: OR Zip: 94741

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Steven Gingras
 Address: 4683 E. Hudlow Road
 City: Hayden
 State: ID Zip: 83835

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Lakeside Lawyers, PLLC Escrow # _____
 Address: 856 Tahoe Blvd.
 City: Incline Village State: NV Zip: 89451