

DOUGLAS COUNTY, NV

2023-999789

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/22/2023 02:15 PM

VACATION OWNERSHIP TITLE AGENCY

SHAWNYNE GARREN, RECORDER

A.P.N. No.:	A ptn of 1319-30-644-010
R.P.T.T.	\$ 0.00
Escrow No.:	20234269
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:	
JEFFREY W. GRASBERGER and	
DEBRA L. GRASBERGER	
54530 Avenue Diaz	
La Quinta, CA 92253	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

JAMES T. HICKEY and MARJORIE A. HICKEY, Co-Trustees of THE JAMES AND MARJORIE HICKEY 2007 FAMILY TRUST, dated January 9, 2007

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

JEFFREY W. GRASBERGER and DEBRA L. GRASBERGER, Trustees, or their Successor, under the **DEBRA L. AND JEFFREY W. GRASBERGER FAMILY TRUST, dated March 14, 2005,** a's amended January 2nd, 2015

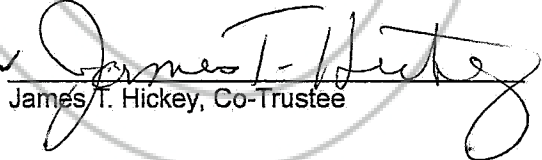
and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

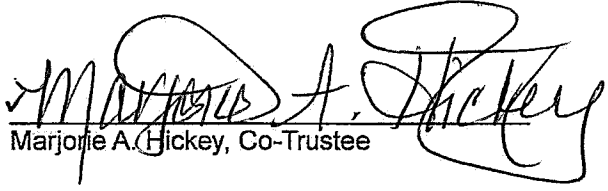
The Ridge Tahoe, Plaza Building, Prime Season, Old Account No. 3704730A, HICV Account No. M6547495, Stateline, NV 89449. See Exhibit 'A' attached hereto and by this reference made a part hereof.

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: 8/18/23

THE JAMES AND MARJORIE HICKEY 2007
FAMILY TRUST, dated January 9, 2007


James T. Hickey, Co-Trustee


Marjorie A. Hickey, Co-Trustee

State of Oregon }
County of Deschutes } ss.

This instrument was acknowledged before me on August 18th 2023 (date)

By: JAMES T. HICKEY and MARJORIE A. HICKEY

Signature:

Timothy Asher
Notary Public

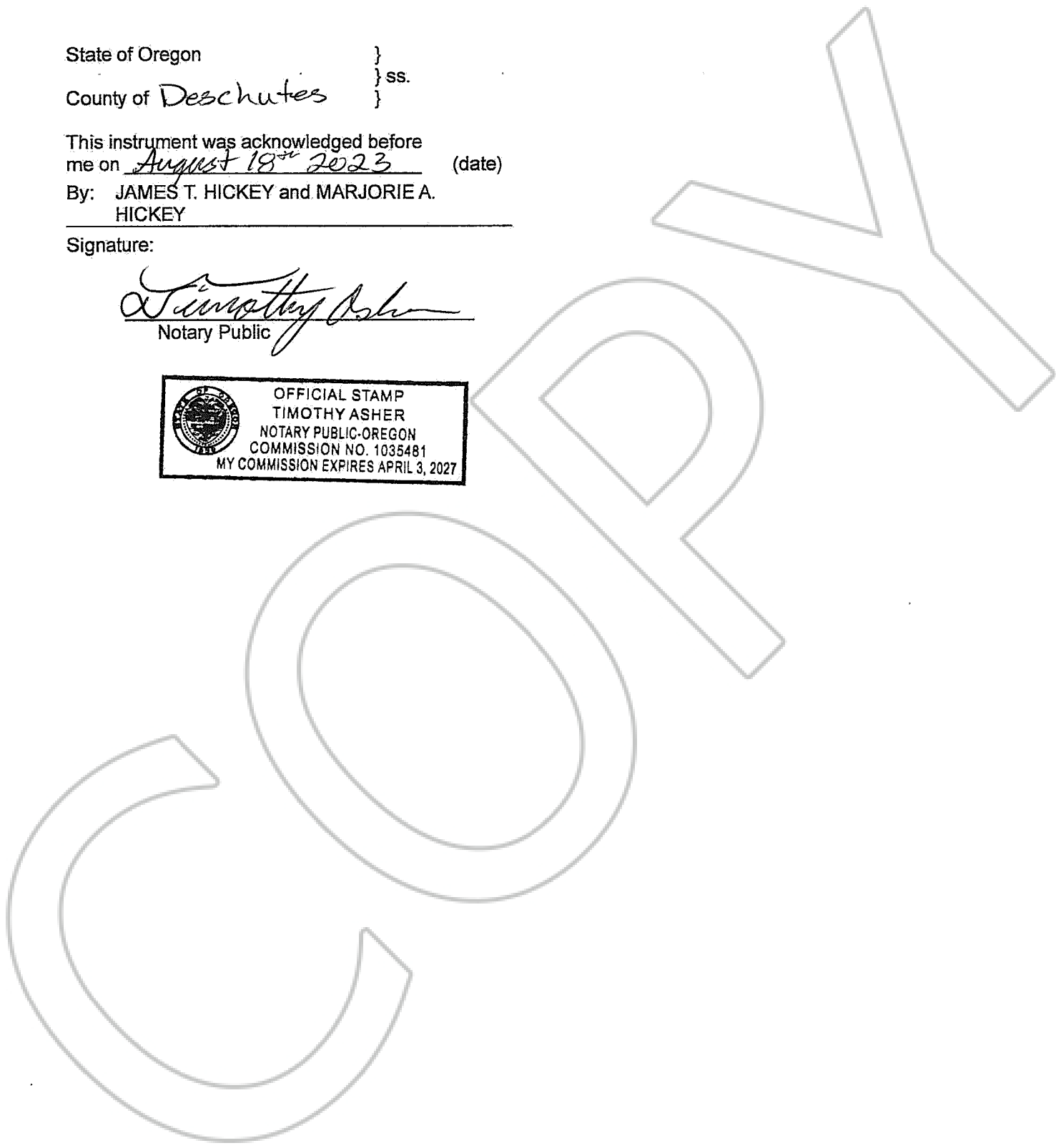
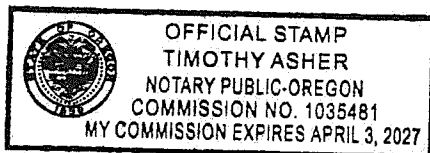


EXHIBIT "A"

(37)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 047 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 Phase Five recorded August 18, 1988, as Document No. 184461, as amended, 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 37 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-010

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A. pto of 1319-30-644-010
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book	_____ Page _____
Date of Recording:	_____
Notes:	<i>Purchase Acmt - J</i>

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)	_____	0
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 *James T. Hickey* Capacity: _____ Grantor
 JAMES T. HICKEY, Co-Trustee
 Signature _____ Capacity: _____ Grantee
 JEFFREY W. GRASBERGER, Trustee

SELLER (GRANTOR) INFORMATION		BUYER (GRANTEE) INFORMATION	
Print Name:	<u>Hickey 2007 Family Trust</u>	Print Name:	<u>Grasberger Trust</u>
Address:	<u>3461 Condor Dr.</u>	Address:	<u>54530 Avenue Diaz</u>
City/State/Zip:	<u>Redmond, OR 97756</u>	City/State/Zip:	<u>La Quinta, CA 92253</u>

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company _____ Escrow No.: 20234269
 Name: Vacation Ownership Title Agency, Inc.
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip: 89706