

DOUGLAS COUNTY, NV

2024-1003850

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=4

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FIRST AMERICAN - NVOD LAS VEGAS

SHAWNYNE GARREN, RECORDER

A.P.N.: 42-254-49
File No: 9928-6483074 (JG)
R.P.T.T.: \$1.95

When Recorded Mail To: Mail Tax Statements To:
Tamra J. Magee and Robert C. Magee
28043 Oak Ranch Road
Escondido, CA 92026

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sean Grote, a married man, and Tamra J. Magee, FKA, Tamra J. Grote, a married woman who acquired title as husband and wife as joint tenants with right of survivorship, and not as Tenants in Common

do(es) hereby *GRANT, BARGAIN and SELL* to

Tamra J. Magee and Robert C. Magee, wife and husband and Tarah J. Djobo and Komi Djobo, wife and husband as joint tenants with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An un-divided 1/50th interest in and to Lot 28 as shown on 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 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 49 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 every other year in Odd-numbered years in accordance with said Declarations.

A portion of APN: 42-254-49

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Document Creation Date: 12/12/2023

COPY

Sean Grote
Sean Grote

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)SS
COUNTY OF Orange)

On January 5th, 2024, before me, Sara Elisabeth Mosqueda, Notary Public, personally appeared Sean Grote, 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.

This area for official notarial seal

S. M.
Notary Signature



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated December 12, 2023 under Escrow No. 9928-6483074.

Tamra J. Magee
Tamra J. Magee

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 WASHINGTON)SS
COUNTY OF THORSTON)

On 12-18-2023, before me, GWENDOLYN KIRKPATRICK Notary Public, personally appeared Tamra J. Magee, 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.

This area for official notarial seal



Notary Signature

GWENDOLYN KIRKPATRICK
NOTARY PUBLIC #22033974
STATE OF WASHINGTON
MY COMMISSION EXPIRES
10-31-26

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated December 01, 2023 under Escrow No. 9928-6483074.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 42-254-49
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other TIMESHARE

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$500.00
- d) Real Property Transfer Tax Due \$1.95

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

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 parties agree that 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: Jean Heathouse

Capacity: First American Title Escrow Officer

Signature: Jean Heathouse

Capacity: First American Title Escrow Officer

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Sean Grote and Tamra J. Magee
Address: 16222 Monterrey Lane Space 359
City: Huntington Beach
State: CA Zip: 92649

Print Name: Djoko
Address: 28043 Oak Ranch Road
City: Escondido
State: CA Zip: 92026

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company
Address: 277 Rancheros Dr., Suite 180
City: San Marcos

File Number: 9928-6483074 JG/ JG
State: CA Zip: 92069

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)