

A.P.N.: 42-010-40
File No: 9928-6480227 (RS)
R.P.T.T.: \$1.95

When Recorded Mail To: Mail Tax Statements To:
Roman Smirnov and Ashley Smirnov
14109 W. Valentine St.
Surprise, AZ 85379

GRANT, BARGAIN and SALE DEED

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

Roy Thomas and Susan Thomas, husband and wife as joint tenants with right of survivorship

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

Roman Smirnov and Ashley Smirnov, husband and wife as joint tenants with right of survivorship

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

An undivided 1/51st 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. 255 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 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

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: 02/13/2024

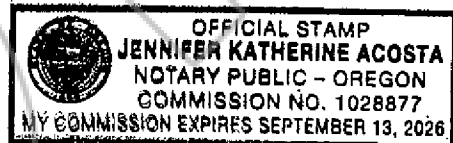
Roy Thomas
Roy Thomas

Susan Thomas
Susan Thomas

STATE OF Oregon)
COUNTY OF Lane) ss.

This instrument was acknowledged before me on Feb 20, 2024 by **Roy Thomas and Susan Thomas.**

Jennifer Katherine Acosta
Notary Public
(My commission expires: 9-13-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated February 13, 2024, under Escrow No. 9928-6480227.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 42-010-40
- 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) Comm1/Ind1
- 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: Roy Thomas

Capacity: GRANTOR

Signature: Susan Thomas

Capacity: Grantor

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Roy Thomas and Susan Thomas

Print Name: Roman Smirnov and

Address: 1693 Sequoia Ave

Address: Ashley Smirnov

City: Springfield

Address: 14109 W. Valentine St.

State: OR Zip: 97477

City: Surprise

State: OR Zip: 97477

State: AZ Zip: 85379

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

Print Name: First American Title Insurance

File Number: 9928-6480227 RS/ RS

Address: 277 Rancheros Dr., Suite 180

City: San Marcos

State: CA Zip: 92069

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