

RECORDING REQUESTED BY:

JANSSEN MALLOY LLP

**WHEN RECORDED MAIL THIS DEED AND,
UNLESS OTHERWISE SHOWN BELOW, MAIL
TAX STATEMENTS TO:**

Randy Crabtree
1617 Sevilla Drive
Roseville, CA 95747



SHAWNYNE GARREN, RECORDER

GRANT DEED BY TRUSTEES

A.P.N.: 1319-30-644-112

- The undersigned Grantor declares:
DOCUMENTARY TRANSFER TAX – \$2.00
- Computed on Full Value of Property Conveyed or
 - Computed on full value less any liens and encumbrances remaining at time of sale.
 - Unincorporated Area City of _____

FOR NO CONSIDERATION,

LESTER L. HOFFMAN and WANDA L. HOFFMAN, Trustees of The Lester L. Hoffman and Wanda L. Hoffman Revocable Trust of 2009,

hereby remise, release, and grant to:

RANDY CRABTREE, a married man as his sole and separate property,

all of their right title and interest in the following described real property in the unincorporated area of the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Commonly Known As: 397 Ridge Club Drive, Glenbrook, Nevada

Dated: ^{March} February 1, 2024
_{wh}

Lester L. Hoffman, Trustee
LESTER L. HOFFMAN, Trustee

Dated: ^{March} February 1, 2024
_{wh}

Wanda L. Hoffman Trustee
WANDA L. HOFFMAN, Trustee

ACKNOWLEDGMENT


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)
County of Humboldt)

On March 1, 2024, before me, Lexi Anne Stowe, a Notary Public, personally appeared **LESTER L. HOFFMAN and WANDA L. HOFFMAN**, 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 certified 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.



Signature of Notary Public

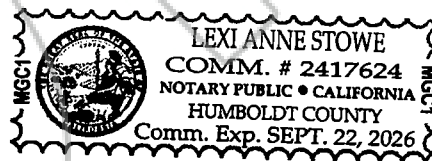


EXHIBIT "A"

The following described real property in the County of Douglas, State of Nevada:

An undivided 1/102nd 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, rerecorded 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. 201 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 every other year in odd-numbered years in the swing "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-112
Commonly Known As: 397 Ridge Club Drive, Glenbrook, Nevada

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-644-112
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Transfer Tax \$100-98</u>	

3. Total Value/Sales Price of Property: \$ \$2,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ \$2,000.00
 Real Property Transfer Tax Due: \$ \$2.00

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 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 Wanda Hoffman Capacity Trustees

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lester and Wanda Hoffman, Trustees
 Address: 1274 Ross Hill Road
 City: Fortuna
 State: CA Zip: 95540

Print Name: Randy Crabtree
 Address: 1617 Sevilla Drive
 City: Roseville
 State: CA Zip: 95747

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Dennis C. Reinholtsen, Esq. Escrow # _____
 Address: 730 - 5th Street
 City: Eureka State: CA Zip: 95501

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