

DOUGLAS COUNTY, NV

2024-1006776

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

04/17/2024 09:41 AM

TIMESHARE CLEARINGHOUSE

SHAWNYNE GARREN, RECORDER

APN# 42-254-07

Prepared by and return to:

Christa Hack
Deeding Agent
Timeshare Clearinghouse
4906 Bardstown Road
Louisville, KY

Sales Price: \$10.00

Mail Tax Statements

to:

Tannia Gonzalez
916 Cloverleaf Lane
Sevierville, TN 37862

**The Ridge Tahoe
Grant, Bargain & Sale Deed**

THIS INDENTURE, made this 11 day of April, 2024 by and between **Robert and Shirley Hatfield**, husband and wife, WHOSE ADDRESS IS 170 Georgetown Avenue, Pittsburgh, PA 155229, GRANTOR, and, **Tannia Gonzalez**, a single woman, WHOSE ADDRESS IS 916 Cloverleaf Lane, Sevierville, TN 37862, GRANTEE.

WITNESSETH:

That the said GRANTOR, for an in consideration of the sum of Ten Dollars (\$10.00) Dollars, lawful money of the United States of America, paid to GRANTOR by GRANTEE, the receipt of which is hereby acknowledged, does by these presents grant, bargain and sell unto the GRANTEE and GRANTEE'S heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference;

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 for the year 2024 and subsequent year, assessments, easements, oil and mineral reservations and leases if any, rights, 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 at Book 284, page 5202, as Document No. 96758, 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.

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

IN WITNESS WHEREOF, Grantor(s) has caused these presents to be duly executed the day and year first above written.

Robert Hatfield
Robert Hatfield- Grantor

Shirley Hatfield
Shirley Hatfield- Grantor

Megan Alundy
Witness #1 - Witness Signature

Joshua Gailer
Witness #2 - Witness Signature

Joshua Gailer
- 1014 Ringgold St

Megan Alundy 15E Orchard Ave Pgh, Pa
Witness #1 - Witness Printed Name and Address

Joshua Gailer - Pgh, PA 15220
Witness #2 - Witness Printed Name and Address

State of PA

County of Allegheny

On this 4th day of April, 2023, before me, personally appeared: **Robert and Shirley Hatfield**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on this instrument to be the person, or the entity upon behalf of which this person acted, and executed this instrument.

I certify under PENALTY OF PERJURY, under the laws of this state that the foregoing paragraph is true and correct.

Witness my hand and official seal:

Darlene Miller
Notary Public Signature

DARLENE MILLER
Notary Printed Name

Commission Expiration date: 4-29-2024

Business Phone # 412-931-2340

My Registration # _____

Commonwealth of Pennsylvania - Notary Seal
Darlene Miller, Notary Public
Allegheny County
My commission expires April 29, 2024
Commission number 1111997
Member, Pennsylvania Association of Notaries

EXHIBIT "A" (28)

An undivided 1/511st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 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. 7 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 Timeshare 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, ended 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 each year in accordance with said Declarations.

A portion of APN: 42-254-07

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 42-254-07
 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'/Ind'l
 g. Agricultural h. Mobile Home
 Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
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 0.00)
 c. Transfer Tax Value: \$ 500.00
 d. Real Property Transfer Tax Due \$ 1.95

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 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 Christa Hack Capacity: Deeding Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Robert and Shirley Hatfield
 Address: 170 Georgetown Avenue
 City: Pittsburgh
 State: PA Zip: 15229

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tannia Gonzalez
 Address: 916 Cloverleaf Lane
 City: Sevierville
 State: TN Zip: 37862

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

Print Name: Timeshare Clearinghouse
 Address: 4906 Bardstown Road Suite 101
 City: Louisville

Escrow # _____
 State: KY Zip: 40291