

DOUGLAS COUNTY, NV **2024-1007233**  
RPTT:\$0.00 Rec:\$40.00  
\$40.00 Pgs=3 **04/30/2024 09:47 AM**  
VACATION OWNERSHIP TITLE AGENCY  
SHAWNYNE GARREN, RECORDER E07

<b>A.P.N. No.:</b>	1319-30-644-025
<b>R.P.T.T.</b>	\$0.00 #7
<b>Escrow No.:</b>	20244908
<b>Recording Requested By:</b>	
Vacation Ownership Title Agency, Inc.	
<b>Mail Tax Statement To:</b>	
The Ridge Tahoe POA	
P.O. Box 5790	
Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
FRANCES CROFUT RUMSEY	
221 Wedgewood Ave.	
Los Gatos, CA 95032	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**FRANCES CROFUT RUMSEY, an unmarried woman who acquired title as a married woman**

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

**FRANCES CROFUT RUMSEY, Trustee of the FRANCES CROFUT RUMSEY TRUST, dated December 17, 2019**

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, Every Year Use, Prime Season, Old Account No. 37-060-16-01, 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: 04-18-2024

  
FRANCES CROFUT RUMSEY

# ACKNOWLEDGEMENT

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.

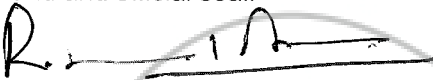
State of CALIFORNIA )  
County of SANTA CLARA )

On Dec 18 / 2024 before me ROBINDRA SINGH CHATHA, Notary Public  
(insert name and title of the officer)

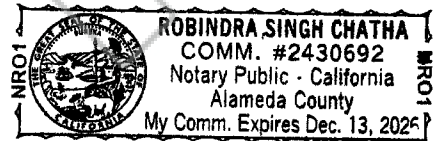
personally appeared FRANCES CROFUT RUMSEY  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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.

Signature 

(Seal)



**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 1/106<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> 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. 060 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: 1319-30-644-025**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-644-025  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	<u>verified Trust - js</u>

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	_____	0.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	_____	( )
c. Transfer Tax Value	_____	\$0.00
d. REAL PROPERTY TRANSFER TAX DUE:	_____	\$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section #7  
 b. Explain Reason for Exemption: Transfer to trust without consideration

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 Frances Crofut Rumsey Capacity: \_\_\_\_\_ Grantor  
 FRANCES CROFUT RUMSEY  
 Signature Frances Crofut Rumsey Trustee Capacity: \_\_\_\_\_ Grantee  
 FRANCES CROFUT RUMSEY, TRUSTEE

**SELLER (GRANTOR) INFORMATION**  
 Print Name: Frances Crofut Rumsey  
 Address: 221 Wedgewood Ave.  
 City/State/Zip: Los Gatos, CA 95032

**BUYER (GRANTEE) INFORMATION**  
 Print Name: Frances Crofut Rumsey, Trustee  
 Address: 221 Wedgewood Ave.  
 City/State/Zip: Los Gatos, CA 95032

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)  
 Company: \_\_\_\_\_ Escrow No.: 20244908  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706