

DOUGLAS COUNTY, NV

2024-1010954

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

08/14/2024 10:51 AM

VACATION OWNERSHIP TITLE AGENCY

SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1319-30-723-009
<b>R.P.T.T.</b>	\$1.95
<b>Escrow No.:</b>	20245224
<b>Recording Requested By:</b>	
<b>Vacation Ownership Title Agency, Inc.</b>	
<b>Mail Tax Statement To:</b>	
The Ridge Tahoe	
P.O. Box 5790	
Stateline, NV 89449	
<b>When Recorded Mail To:</b>	
VICTOR T. AUVINEN and	
JENNIFER F. AUVINEN	
4970 Sleepy Hollow Rd.	
Cameron Park, CA 95682	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**JACQUELINE F. KEOGH, Trustee of THE KEOGH FAMILY TRUST,** dated November 13, 1998

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

**VICTOR T. AUVINEN and JENNIFER F. AUVINEN, husband and wife as joint tenants with right of survivorship**

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:

See **Exhibit 'A'** attached hereto and by 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: 8/9/24

THE KEOGH FAMILY TRUST

  
\_\_\_\_\_  
JACQUELINE F. KEOGH, TRUSTEE

# 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 Cruz

On 08/07/24 before me SC Thomas, Notary Public  
(insert name and title of the officer)

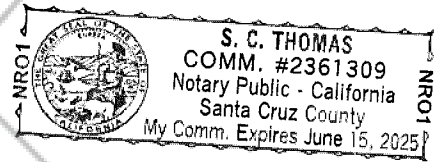
personally appeared JACQUELINE F. KEOGH,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their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

(Seal)



**EXHIBIT "A"**

**(33)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20<sup>th</sup> interest in and to Lot 33 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 121 through 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and (B) Unit No. 129 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 III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, 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 Lots 31, 32 or 33 only, for one week each year in the Summer "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-723-009**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-723-009  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

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 \_\_\_\_\_ 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 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 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 *Jacqueline F. Keogh* Capacity: \_\_\_\_\_ Grantor  
JACQUELINE F. KEOGH, TRUSTEE

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee  
VICTOR T. AUVINEN

**SELLER (GRANTOR) INFORMATION**  
 Print Name: JACQUELINE F. KEOGH, Trustee  
 Address: 130 Pippin Way  
 City/State/Zip: Scotts Valley, CA 95066

**BUYER (GRANTEE) INFORMATION**  
 Print Name: VICTOR T. AUVINEN  
 Address: 4970 Sleepy Hollow Rd.  
 City/State/Zip: Cameron Park, CA 95682

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)  
 Company \_\_\_\_\_ Escrow No.: 20245224  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706