

DOUGLAS COUNTY, NV

2014-850429

RPTT:\$5.85 Rec:\$15.00

\$20.85 Pgs=2

10/06/2014 01:33 PM

MANZO & ASSOCIATES, P.A.

KAREN ELLISON, RECORDER

Prepared By and Return To:

Samuel Serrano
Manzo & Associates, P.A.
4767 New Broad Street
Orlando, FL 32814

File No. 2014072329

Property Appraiser's Parcel I.D. (folio) Number(s):

WARRANTY DEED

THIS WARRANTY DEED dated August 27th, 2014, by Samuel Serrano and Aura C. Serrano, Husband and Wife as Joint Tenants with Rights of Survivorship, hereinafter called the grantor, to Mary Ann Hegstrom, Widow as Sole and Separate, whose post office address is 10137 Mallard Landing Way Orlando, FL 32832 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$1500.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Douglas County, Nevada, viz:

An undivided 1/102nd 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. 281 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 further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded October 17, 1995 as Document No. 372905, 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 every other year in ODD numbered years 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 No. 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

TOGETHER with the tenements, herediements and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT TO any and all matter of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, 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, as Document No. 96758, Book 284, Page 5202, 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 the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2013.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

(Witness #1 Signature)

(Witness #1 Printed Name)

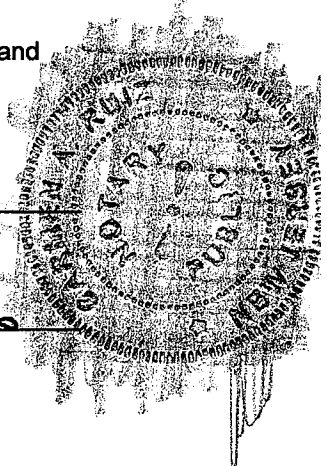
(Witness #2 Signature)

(Witness #2 Printed Name)

Samuel Serrano
Samuel Serrano

Aura C. Serrano
Aura C. Serrano

136 James St.
Hopelawn, NJ 08861



STATE OF New Jersey
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me this 27th day of August, 2014, by Samuel Serrano and Aura C. Serrano, who produced NJ Drivers License as identification.

Colette J. Ruff
Notary Public

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 40-010-40
 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) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$1,500.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$5.85
 Real Property Transfer Tax Due: \$1,500.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 0
 b. Explain Reason for Exemption: n/a

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 _____ Capacity _____ Agent

Signature _____ Capacity _____ Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Samuel and Aura C Serrano
 Print Name: _____
 Address: 136 James St.
 City: Orlando
 State: FL Zip: 32832

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Mary Ann Hegstrom
 Print Name: _____
 Address: 10137 Mallard Landing Way
 City: Orlando
 State: FL Zip: 32832

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

Print Name: Manzo & Associates, P.A. Escrow # 2014072329
 Address: 3135 Citrus Tower Blvd. Ste C.
 City: Clermont State: FL Zip: 34711

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