

DOUGLAS COUNTY, NV

2014-850674

RPTT:\$3.90 Rec:\$15.00

\$18.90 Pgs=2

10/10/2014 12:25 PM

THE TIMESHARE GROUP

KAREN ELLISON, RECORDER

Prepared By and Return To:

The Timeshare Group  
1004 Quinn Dr #8  
Waunakee, WI 53597  
TWWT

APN # **42-010-40**

Mail tax statements to: **Sage Forteen, LLC**, whose address is PO BOX 190, Waunakee, WI 53597

WARRANTY DEED

This Indenture, Made this **September 23, 2014**, between **Erasmus Mendieta Jr and Mary Lou Mendieta**, whose address is 1612 Paper Moon Dr, Cedar Park, TX 78613, hereinafter called the "Grantor"\*, and **Sage Forteen, LLC**, whose address is PO BOX 190, Waunakee, WI 53597, hereinafter called the "Grantee"\*.

**Witnesseth:** That said Grantor, for good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in **Douglas County, Nevada** to wit:

An undivided 1/51st 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. 3-14<sup>th</sup>** Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255-302 (inclusive) as shown on said map; and
- (B) **Unit No. 259** 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 Documents No. 360927, as amended, 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 **each year** in accordance with said Declarations.

Together with a 13'-wide easement located within a portion of Section 30, Township 13N, Range 19E, MDB&M, Douglas County, Nevada, being more particularly described as follows:

Beginning at the NW corner of this easement said point bears S. 43°19'06" E., 472.67' from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13<sup>th</sup> Amended Map, Document #: 269053 of Douglas County Recorder's Office; thence S. 52°20'29" E 24.92' to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map; thence S. 14°00'00" W along said Northernly line, 14.19' thence N. 52°20'20" W 30.59'; thence N 37°33'12" E 13.00' to the point of beginning.

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County Recorder's Office; thence S. 52°20'29" E 24.92' to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map; thence S. 14°00'00" W along said Northerly line, 14.19" thence N. 52°20'20" W 30.59'; thence N 37°33'12" E 13.00' to the point of beginning.

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Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

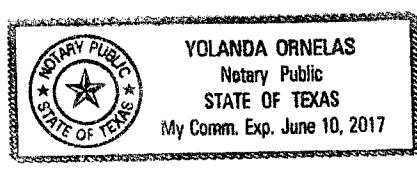
In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Grantor: Erasmio Mendieta Jr Witness #1: Jodi Christiansen  
Erasmio Mendieta Jr Jodi Christiansen

Grantor: Mary Lou Mendieta Witness #2: Laverne Daering  
Mary Lou Mendieta Laverne Daering

State of Texas, County of Williamson:  
The foregoing instrument was acknowledged by me Yolanda Ornelas, a notary public, on this 26 day of Sept, 2014 by Erasmio Mendieta Jr and Mary Lou Mendieta, who are personally known by me or who have produced: TWDL as identification.

Yolanda Ornelas  
Notary Public,  
My Notary Expires 6/10/17  
Yolanda Ornelas (SEAL)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 42-010-40  
 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 RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property \$ 585  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 585  
 d. Real Property Transfer Tax Due \$ 3.90

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 \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Erasmodr. Mary Lou Merollieta  
 Address: 1612 Paper Mountain Drive  
 City: Ledger Park  
 State: TX Zip: 79613

Print Name: Sage Forteen, LLC  
 Address: PO Box 190  
 City: Wauwaka  
 State: WI Zip: 53597

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

Print Name: The Timeshare Company Escrow #: \_\_\_\_\_  
 Address: PO Box 190  
 City: Wauwaka, WI 53597 State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED