

Upon recording, please return to submitter / preparer:

Philip W. Dann, Esq.  
1601 Commerce Ave. N.  
St. Petersburg FL 33716-4205  
File No. 41171

Above Space Reserved for Recorder's Use

APN: 1319-30-644-111

**DOCUMENTARY TRANSFER TAX OF \$1.10 IS DUE UPON RECORDING THIS DOCUMENT BASED UPON THE FULL VALUE OF THE PROPERTY CONVEYED. THE PROPERTY IS NOT IN AN INCORPORATED AREA.**

*Philip W. Dann*

PHILIP W. DANN, AGENT FOR PARTIES

**INTERVAL OWNERSHIP SPECIAL WARRANTY DEED  
WITHOUT EXAMINATION OF TITLE**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF \$1000.00, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Robin S. Caldwell, 22825 N.E. 21st Place, Sammamish, WA 98074, ("Grantor"), do hereby grant unto Paul Biehle and Connie Biehle, 22001 Latrobe Rd., Plymouth, CA 95669, husband and wife, as joint tenants with rights of survivorship and not as tenants in common ("Grantee"), the following lands and property, together with all improvements located thereon, lying in Douglas County, Nevada, to-wit:

**A TIMESHARE COMPRISED OF:**

**PARCEL ONE**

An undivided 1/102nd interest in and to that certain condominium as follows:

- (A) An undivided 1/106th interest as tenant-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (Inclusive) and Units 141 through 204 (Inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. 200 as shown and defined on said last Condominium Plan.

**PARCEL TWO**

- (A) a non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed recorded December 8, 1981, as

- Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East H.D.B. & M.; and
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

#### PARCEL THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East, H.D.B. & M. for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 29, 1989, as Document No. 207446, in Book 789, Page 3011.

#### PARCEL FOUR

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East H.D.B. & M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.

#### PARCEL FIVE

The exclusive right to use any Unit of the same Unit Type as described in the Amended Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE ALTERNATE use week within the odd numbered years of the prime SEASON, as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of APN 42-28 8-10

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to

sell and convey the same as aforesaid; and will forever warrant and defend the title to the said lands against all claims of any persons claiming by, through or under Grantor..

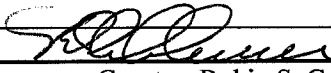
TO HAVE AND TO HOLD to the said Grantee as joint tenants with rights of survivorship and not as tenants in common without rights of survivorship, their heirs, personal representatives, executors and assigns forever.

Throughout this instrument, the singular shall include the plural and *vice versa* and the masculine shall include the feminine and *vice versa*.

Send tax bill to: 400 Ridge Club Drive, Stateline, Nevada 89449

**THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF AN ABSTRACT OR ANY OTHER SIMILAR SEARCH.**

WITNESS Grantor's hand this the 19 day of November, 2014.

  
Grantor, Robin S. Caldwell

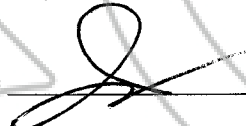
King County, WA

On 11/19/14, 2014, before me, MIKE AHN  
(print name), a notary public, personally appeared Robin S. Caldwell, 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



My commission expires: 9/27/17

SEAL

NOTARY PUBLIC  
STATE OF WASHINGTON  
MIKE AHN  
My Appointment Expires  
SEPTEMBER 27, 2017

# STATE OF NEVADA

## DECLARATION OF VALUE

### I. Assessor Parcel Number (s)

- a) 1319-30-644-111
- b)
- c)
- d)

### 2. Type of Property:

- a)  Vac Land
- b)  Single Family
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other (TIMESHARE)

#### FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

### 3. a. Total Value/Sales Price of Property:

\$1000.00

### b. Deed in Lieu of Foreclosure Only (value of property)

\$(NA)

### c. Transfer Tax Value:

\$1000.00

### d. Real Property Transfer Tax Due (~~\$2.55/\$500~~):

\$ 3.90

3.90/1000

### 4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section:
- b) Explain Reason for Exemption:
- c) Partial Interest: Percentage being transferred: 100% (1 week)

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NPS 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 \_\_\_\_\_

*Philip W. Dann*

Capacity: CLOSING ATTORNEY

#### SELLER (GRANTOR) INFORMATION

(REQUIRED)

**Print Name:** Robin Caldwell  
**Address:** 22825 N.E. 21st Place  
**City:** Sammamish  
**State / ZIP** WA 98074

#### BUYER (GRANTEE) INFORMATION

(REQUIRED)

**Print Name:** Paul Biehle  
**Address:** 22001 Latrobe Rd.  
**City:** Plymouth  
**State / ZIP** CA 95669

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

**Print Name:** Philip W. Dann, Esq.  
**Address:** 1607 Commerce Ave No  
**City:** St. Petersburg

**Escrow:** 41171  
**State:** FL **ZIP:** 33716-4205

**AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED / MICROFILMED.**