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KAREN ELLISON, RECORDER

**WARRANTY DEED**

FILED FOR RECORD AT REQUEST OF:

MSSI Properties, LLC Mike Fidler

WHEN RECORDED RETURN TO:

Nelson Medina

5828 Bright Sapphire Court

Las Vegas, NV, 89148

Tax Parcel #:

1319-30-643-054

Send Subsequent Tax Bills to:

\_\_\_\_\_

Drafted By:

MSSI Properties, LLC Mike Fidler

THIS SPACE PROVIDED FOR RECORDER'S USE

**WARRANTY DEED**

For and in consideration of \$1.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mike Fidler, not married of PO Box 975 Prairie Grove, AR 72753, (the "Grantor"), conveys and warrants to Nelson Medina, married of 5828 Bright Sapphire Court Las Vegas, NV 89148, (the "Grantee"), the following described real estate (the "Premises"), situated in the County of Douglas, Nevada, together with all after acquired title of the Grantor in the Premises:

Attaching a copy of Exhibit A.

Being all or part of the same property described in the County Register's Deed Book 1005,

Page 1.

TOGETHER with all the rights, members, hereditaments and appurtenances to the said

Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee and the Grantee's heirs and assigns, forever in fee simple.

AND, the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee and the Grantee's heirs and assigns, against the Grantor's successors and assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part of the Premises.

DATED: 2/26, 2015

Mike Fidler  
Mike Fidler

Signed, Sealed and Delivered  
In the Presence of:

Dula Simpson  
Witness

Melina Brown  
Witness

**Grantor Acknowledgment**

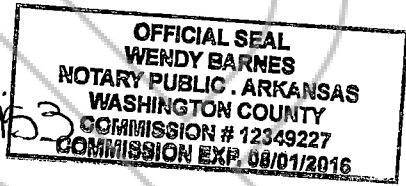
State of ~~Nevada~~ Arkansas )  
 ) ss.  
County of Washington )

On this day personally appeared before me Mike Fidler, the "Grantor", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this warranty deed was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26 day of February 2015.

Wendy Barnes  
NOTARY PUBLIC in and for the State of ~~Nevada~~ Arkansas  
County of Washington

Residing at 102 E Buchanan St.  
Prairie Grove, AR 71103  
My commission expires 8/1/16



**EXHIBIT "A"**

**(28)**

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50<sup>th</sup> interest in and to Lot 28 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 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 46 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 Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 28 only, for one week each year in accordance with said Declarations.

A Portion of APN: 1319-30-643-054

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 1319-30-634-054  
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  
 Other TIME SHARE

FOR RECORDER'S OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 1000<sup>00</sup>  
Transfer Tax Value: \_\_\_\_\_  
Real Property Transfer Tax Due \$ 390

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 Mike Fidler Capacity OWNER

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

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: MIKE FIDLER  
Address: P.O. Box 975  
City: PRAIRIE GROVE  
State: ARKANSAS Zip: 72753

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Nelson MEDINA  
Address: 5828 BRIGHT SAPPHIRE COURT  
City: Las Vegas  
State: NV Zip: 89148

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED