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KAREN ELLISON, RECORDER

E05

APN: 1319-30-644-007 PTN

Return document and send tax statements to:

✓
Christine Anest
19 Birchwood Road
Coram, NY 11727

WARRANTY DEED

WARRANTY DEED, made this 2 day of March , 2015 , by and between:

Frances Anest, an unmarried woman as sole ownership

Whoes address is:

79-09 57th Aevnue
Elmhurst, NY 11373

("grantor(s)", and

Christine Anest, an unmarried woman as sole ownership

Whoes address is:

19 Birchwood Road, Coram NY 11727

The Grantee(s)

THE GRANTOR, for and in consideration of the sum of: \$10.00

Ten Dollars and Zero Cents

The receipt and sufficiency of which is hereby Acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of Douglas State of Nevada, described as follows (enter legal description):

Described on Exhit "A" attached hereto and incorporated herein by this reference

Also known as street and number:
40 Ridge Club Drive Stateline, NV 8949

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Signature: Frances Anest

Print name: Frances Anest

Capacity: Grantor

Signature: Christine Anest

Print name: Christine Anest

Capacity: Grantee

Signature: _____

Print name: _____

Capacity: _____

Signature: _____

Print name: _____

Capacity: _____

STATE OF New York

COUNTY OF New York

This instrument was acknowledged before me on the 2nd day of March, 2015, by Frances Anest

Jennifer Mills
Notary Public
Jennifer Mills

Print name

My commission expires: April 15, 2018

[SEAL]

JENNIFER MILLS
Notary Public State of New York
No. 01-M16072786
Qualified in New York County
Commission Expires April 15, 2018

EXHIBIT "A" (37)

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

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

- (A) An undivided 1/106ths interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, 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, Nevada.
- (B) Unit No. 045 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, 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 the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

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, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, 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 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-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,
- 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 FIVE:

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

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a. 1319-30-644-007 PTN
 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 Timeshare _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property \$ N/A
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Vaule \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 5

b. Explain Reason for Exemption: Mother to Daughter

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 the 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: Frances Anest

Capacity: Grantor

Signature: [Signature]

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Frances Anest
 Address: 79-09 57th Avenue
 City: Elnhurst
 State: NY Zip: 11373

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Christine Anest
 Address: 19 Birchwood Road
 City: Coram
 State: NY Zip: 11727

COMPANY REQUESTING RECORDING

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____