

DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$18.00

\$18.00 Pgs=5

U.S. DEEDS

KAREN ELLISON, RECORDER

2015-859238

03/26/2015 08:42 AM

E07

ASSESSOR'S PARCEL NO. 1319-30-644-027

WHEN RECORDED MAIL TO:

JENNIFER JACKSON
JOHNSON CARROLL NORTON KENT &
GOEDDE, P.C.
2230 WEST FRANKLIN STREET
P.O. BOX 6816
EVANSVILLE, IN 47719

MAIL TAX NOTICES TO:

LARRY DENNIS GATES SR., TRUSTEE
CAROL ELIZABETH GATES, TRUSTEE
6446 WHISPERING HILLS DRIVE
EVANSVILLE, IN 47720

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LARRY D. GATES and CAROL E. GATES, husband and wife, as joint tenants (herein, "Grantor"), whose address is 6446 Whispering Hills Drive, Evansville, IN 47720, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to LARRY DENNIS GATES SR. AND CAROL ELIZABETH GATES, Trustees, or any successors in trust, under THE LARRY DENNIS GATES SR. AND CAROL ELIZABETH GATES JOINT REVOCABLE TRUST dated November 20, 2014 and any amendments thereto (herein, "Grantee"), whose address is 6446 Whispering Hills Drive, Evansville, IN 47720, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 400 Ridge Club Drive, Stateline, NV 89449

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 6th day of February, 2015.

GRANTOR:

Larry Dennis Gates Sr.

LARRY DENNIS GATES SR.

STATE OF Indiana
COUNTY OF Vanderburgh

This instrument was acknowledged before me on 2-6-15, by LARRY DENNIS GATES SR.

Affix Notary Seal inside box or document is unrecordable.



Lizabeth A Pflug
NOTARY PUBLIC

GRANTOR:

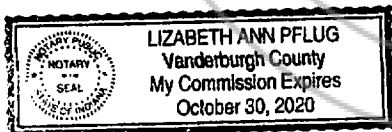
Carol Elizabeth Gates

CAROL ELIZABETH GATES

STATE OF Indiana
COUNTY OF Vanderburgh

This instrument was acknowledged before me on 2-6-15, by CAROL ELIZABETH GATES.

Affix Notary Seal inside box or document is unrecordable.



Lizabeth A Pflug
NOTARY PUBLIC

Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

The Larry Dennis Gates Sr. and Carol Elizabeth Gates Joint Revocable Trust dated November 20, 2014

Larry Dennis Gates Sr.
LARRY DENNIS GATES SR., Trustee

Carol Elizabeth Gates
CAROL ELIZABETH GATES, Trustee
Grantee

EXHIBIT A

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/51st 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. 042 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.

EXHIBIT A
(continued)

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 PRIME ONE use weeks within the 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".

Per NRS 111.312, this legal description was previously recorded as Document No. 192817, in Book 1288, Page 2390, on December 16, 1988, in the office of the Recorder of Douglas County, Nevada.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-644-027
 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: SAW TRUST PAPERS OK GB

3. Total Value/Sales Price of Property \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: transfer to trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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: Larry Dennis Gates Sr. Capacity GRANTOR

Signature: Carol Elizabeth Gates Capacity GRANTOR

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Larry D. Gates & Carol E. Gates
 Address: 6446 Whispering Hills Drive
 City: Evansville
 State: IN Zip: 47720

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: The Larry Dennis Gates Sr and Carol Elizabeth Gates Joint Revocable Trust
 Address: 6446 Whispering Hills Drive
 City: Evansville
 State: IN Zip: 47720

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

Print Name: U.S. Deeds Escrow #: _____
 Address: 213 Brentshire Drive
 City: Brandon State: FL Zip: 33511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: SAW TRUST PAPERS GB
 Enter Text Here

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 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due \$ 0.00

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Signature Larry Dennis Gates Capacity GRANTEE
Signature Carol Elizabeth Gates Capacity GRANTEE

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