



KAREN ELLISON, RECORDER

E05

**WARRANTY DEED**

FILED FOR RECORD AT REQUEST OF:

David Hess

WHEN RECORDED RETURN TO:

David Hess

7004 Ferrell Woods LN  
Raleigh, NC, 27603

Tax Parcel #:

1319-30-643-013

Send Subsequent Tax Bills to:

David Hess, 7004 Ferrell Woods Ln. Raleigh, NC  
27603

Drafted By:

Martina Midkiff

THIS SPACE PROVIDED FOR RECORDER'S USE

**WARRANTY DEED**

For and in consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Marvin Cline, married of 4905 Kelso St. Leesburg Fl. 34748, (the "Grantor"), conveys and warrants to David Hess, and spouse, Martina Midkiff, of 7004 Ferrell Woods Ln, Raleigh, NC 27603, and, (collectively 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:

*(As joint tenants)*

Exhibit "A".

Being all or part of the same property described in the County Register's Deed Book 0103, Page 07665.


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.

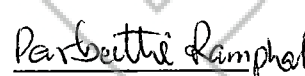
AND, the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee and the Grantee's heirs and assigns, against the Grantor's successors and assigns, and all persons whomsoever now and hereafter lawfully claiming,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

DATED: March 13<sup>th</sup>, 2015

  
Marvin Cline

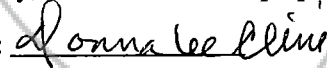
Signed, Sealed and Delivered  
In the Presence of:

 Robert B. Harting III  
Witness

 Parbattie Ramphal  
Witness

**SPOUSAL RIGHTS**

I, DonnaLee Cline of 4905 Kelso St. Leesburg, Fl. 34748, spouse of Marvin Cline, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: 

**Acknowledgment Of Grantor's Spouse**

STATE OF FLORIDA

COUNTY OF LAKE

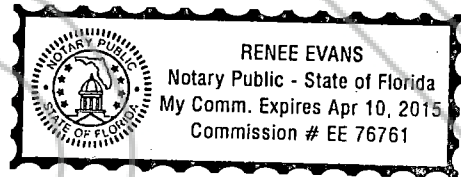
The foregoing instrument was acknowledged before me this 13<sup>th</sup> of March 2015 by DonnaLee Cline who is personally known to me or who has produced FL DL license as identification.

Notary Public Signature: *Renée Evans*

Notary Public Name: RENEE EVANS

Serial Number: EE 76761

My commission expires: April 10, 2015



*Warranty deed for Simshar in Nevada*

**Grantor Acknowledgment**

STATE OF FLORIDA

COUNTY OF LAKE

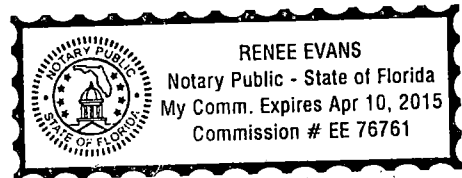
The foregoing instrument was acknowledged before me this 13<sup>th</sup> of March 2015 by Marvin Cline who is personally known to me or who has produced FL DL license as identification.

Notary Public Signature: *Renée Evans*

Notary Public Name: RENEE EVANS

Serial Number: EE 76761

My commission expires: April 10, 2015



*Warranty deed for Simshar in Nevada*

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 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded 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. 12 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: 42-254-12

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-30-643-013  
 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. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Parents are giving ownership of Timeshare

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 David Hess Capacity GRANTEE

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

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Marvin Cline  
 Address: 4905 Kelso St.  
 City: Leesburg  
 State: FL Zip: 34748

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: David Hess  
 Address: 7004 Ferrell Woods Ln  
 City: Raleigh  
 State: NC Zip: 27603

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_