

Assessor's Parcel Number : 1319-30-644-028 PIN

Recording Requested By:

Name(s) : Bettye J. Nowlin and

Thomas A. Nowlin, III

Address : 22556 Liberty Bell Road  
Calabasas, California 91302-5716

Real Property Transfer Tax : \$ 5.85

When Recorded, mail to : Bettye J. Nowlin and  
Thomas A. Nowlin, III  
22556 Liberty Bell Road



KAREN ELLISON, RECORDER

**Space above reserved for use by  
Recorder's Office**

Property Tax Parcel / Account Number : 1319-30-644-028

**Warranty Deed**

**This Warranty Deed is made on March 16, 2015, between Bettye J. Nowlin and  
Thomas A. Nowlin, III**

**Grantor of** Timeshare Property 3706318A  
400 Ridge Club Drive  
Stateline, NV. 89449

**For valuable consideration, the Grantor hereby sells, grants, and conveys the following  
describes real estate, in fee simple, to the Grantee to have and hold forever, along with all  
easements, rights and buildings belonging to the described property, located at  
Timeshare Property 3706318A 400 Ridge Club, City Of Stateline, Nevada 89449**

**New Owners :** Marion Amelia Wells  
1116 Burton Road  
Knoxville, TN. 37919

Theora Elizabeth Jamison  
5620 Washington Pike  
Knoxville, TN. 37918

**The Grantor warrants that it is a lawful owner and has full right to convey the property,  
and that the property is free from all claims, liabilities, or indebtedness, and that the  
Grantor and its successors will warrant and defend title to the Grantee against the lawful  
claims of all persons. Taxes for the year of 2015 shall be prorated between the Grantor and  
the Grantee as of the date of recording of this deed. This document was prepared by  
Thomas A. Nowlin, III.**

*Bettye J. Nowlin*  
Bettye J. Nowlin  
03-17-15

*Thomas A. Nowlin III*  
THOMAS A. NOWLIN, III  
03-17-15

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

See Attached Document (Notary to cross out lines 1-6 below)  
 See Statement Below (lines 1-5 to be completed only by document signer(s) not Notary)

03-17-15

6  
2  
1  
Betty J. Nowlin  
(Signature of Document Signer No. 1)

03-17-15

Thomas A. Nowlin III  
(Signature of Document Signer No. 2)

State Of California

County of \_\_\_\_\_ Subscribed and sworn to (or affirmed on this)

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

(1) \_\_\_\_\_  
name of signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me

( ) ( )  
(and)

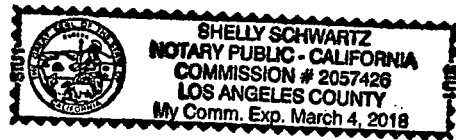
(2) \_\_\_\_\_  
name of signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature \_\_\_\_\_  
Signature of Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of LOS ANGELES is 17<sup>th</sup> day  
Subscribed and sworn to (or affirmed) before me this \_\_\_\_\_ day  
of MARCH, 2015, by BETTYE J NOWLIN



AND THOMAS A NOWLIN III, proved to me on the basis  
of satisfactory evidence to be the person(s) who appeared before me.

Signature Shelly Schwartz (Seal)

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and re-attachment to this form to another document.

**Further Description of Any Attached Document**

Title of Type of Document WARRANTY DEED Number of Pages 1 Date 3-17-15

2 PP  
+ NOTARY ATTACH  
NOTARY

DOCUMENT Dated: 3-16-15

Betty J. Nowlin 03-17-15  
Signature of Grantor (Signer 1)

Thomas R. Nowlin 03-17-15  
Signature of Grantor (Signer 2)

Signature of Witness No. 1

Printed Name of Witness No. 1

Signature of Witness No. 2

Printed Name of Witness No. 2

Signer(s) Other Than Named Above   /  

Notary Signature

EXHIBIT "A" (37)

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/106th interest as tenants-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. 063 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 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 M.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, M.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 26, 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 M.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 Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the 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 use week within the PRIMA 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 42-283-09

REQUESTED BY  
STEWART TITLE of DOUGLAS COUNTY  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

90 OCT-1 P1:44

SUZANNE BEAUDREAU 235768  
RECORDER  
s/c PAID KD DEPUTY  
BOOK 1090 PAGE 173

# STATE OF NEVADA DECLARATION OF VALUE

## FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

### 1. Assessor Parcel Number (s)

(a) 1319-30-644-028

(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  
i)  Other      Timeshare

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

\$ 1,001.00

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due: \$ 5.85

### 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 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 Thomas A. Nowlin Capacity Seller

Signature Betty Nowlin Capacity Seller

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Thomas A. Nowlin, III

Address: 22556 Liberty Bell Rd.

City: Calabasas, CA, 91302

State: Calif. Zip: 91302

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Marion Wells

Address: 1116 Burton Road

City: Knoxville, TN, 37919

State: TENN. Zip: 37919

### COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)