



KAREN ELLISON, RECORDER

WARRANTY DEED

FILED FOR RECORD AT REQUEST OF:
MSSI Properties, LLC Mike Fidler
WHEN RECORDED RETURN TO:
RICKY OR STEPHANIE PINKERTON
588 N FOX MEADOWS LANE
FAYETTEVILLE, AR, 72704

Tax Parcel #:
1-319-30-721-006
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, MSSI PROPERTIES MIKE FIDLER, not married of PO Box 975 Prairie Grove, AR 72753, (the "Grantor"), conveys and warrants to RICKY OR STEPHANIE PINKERTON, married of 588 N FOX MEADOWS LANE FAYETTEVILLE, AR 72704, (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 1106,
Page ~~1330~~. 1329

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: 4-24-2015, _____

Mike Fidler

MSSI PROPERTIES MIKE FIDLER

Signed, Sealed and Delivered
In the Presence of:

Lynn Hall

Witness

Mark Spence

Witness

Grantor Acknowledgment

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

On this day personally appeared before me MSSI PROPERTIES 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 24th day of April, 2015.

Beth Hawkins
NOTARY PUBLIC in and for the State of ~~Nevada~~ Arkansas

County of Washington

Residing at Arvest Bank 102 E. Buchanan Prairie Grove AR 72753

My commission expires 10-01-2023

Official Seal
Beth Hawkins
Notary Public Arkansas
Washington County
Commission #12398359
Commission Exp 10/01/2023

Legal

Exhibit "A"

File number: TR06020616

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

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

(a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 31 of Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981 as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document 62661, all of Official Records, Douglas County, State of Nevada.

(b) Unit No. 086 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

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 modification 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 use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on said Tahoe Village Unit No. 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

PARCEL FOUR



(a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed 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.;

(b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth Amendment Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate of Amendment recorded November 23, 1981, as Document 62661, all of Official Records, Douglas County, State of Nevada.

PARCEL FIVE

The exclusive right to use said UNIT 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 during ONE "use week" within the Winter "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

NOT CERTIFIED

Recorded for parcel 26-A in Section 30, Township 13 North, Range 19 East M.D.B. & M. as shown on the map attached hereto and as described in the Declaration of Restrictions recorded September 17, 1982, as Document No. 71000 of said Official Records.

To wit: _____ and his heirs and assigns

Recorded for parcel 26-A



COPY



CERTIFIED COPY

The foregoing instrument is a full, true, and correct copy of the original on file in the Office of the County Recorder of Douglas County, State of Nevada.

Witnessed my hand this 31st day of

Nov 2001

By: [Signature]

Deputy Recorder

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1-319-30-721-0010
 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 TIMESHORE

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ 1000⁰⁰
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 3.90

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: RICKY OR STEPHANIE Pinkerton
 Address: 588 N Fox Meadows Lane
 City: FAYETTEVILLE
 State: AR Zip: 72704

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