

DOUGLAS COUNTY, NV

2015-866476

RPTT:\$3.90 Rec:\$17.00

\$20.90 Pgs=4

07/17/2015 02:25 PM

LAKESIDE CLOSING SERVICE

KAREN ELLISON, RECORDER

RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# **42-286-16** -----

Mail Tax Statements To:  
**Luis Chavez,**  
**23-47 95Th Street,**  
**East Elmhurst, NY 11369**

TITLE OF DOCUMENT (DO NOT Abbreviate)

**Warranty Deed**

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Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

**Lakeside Closing Service, LLC**

Return to:

Name **Lakeside Closing Service, LLC** -----

Address **PO Box 135337** -----

City/State/Zip **Clermont, FL 34713** -----

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

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Prepared by and Return To:  
Lakeside Closing Service, LLC  
PO Box 135337  
Clermont, FL 34713

Contract #

### Warranty Deed

This Deed made the 28 day of June, 2015, between Darren M Steele and Linda L Steele, As Joint Tenants with rights of survivorship, whose post office address is 7516 Marshall Canyon Dr., Dublin, CA 94568, grantor and Luis Chavez, As Sole Owner, whose address is 23-47 95Th Street, East Elmhurst, NY 11369, grantee;

(Whenever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and in being in the County of Douglas, Nevada to-wit:

The Timeshare unit described below is at the resort commonly known as **The Ridge Tahoe RESORT**.

#### See Attached "Exhibit A"

**TOGETHER** with a remainder over in fee simple absolute, as tenant in common with the owners of all the Unit Weeks in the hereafter described Condominium Parcel in that Percentage interest determined and established by Exhibits or successor exhibit, to the aforesaid Declaration of Condominium for the following described real estate located in the County of Douglas and the state of Nevada as follows:

Grantee shall not be deemed a successor or assign of Grantor's rights or obligations under the aforescribed Plan or any instrument referred to therein. Grantee, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, and conditions and provisions set forth and contained in the Plan, including, but not limited to, the obligation to make payment for assessments or the maintenance and operation of the Resort Facility which may be levied against the above described Time Share Interest.

This Conveyance is made Subject to the following:

1. Property taxes for current and all subsequent years;
2. Applicable zoning regulations and ordinances;
3. All of the terms, provisions, conditions, rights, privileges, obligations, easements, and liens set forth and contained in the Plan and all instruments therein referred to as may be subsequently amended;
4. All of the covenants, terms, provisions, conditions, reservations, restrictions, agreements and easements of record, if any, which may not affect the aforescribed property; and

5. Perpetual easements for encroachments now existing or hereafter existing caused by the settlement of improvements or caused by minor inaccuracies in building or rebuilding.

The benefits and obligations hereunto shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. "Grantor" and "Grantee" are used for singular or plural, as context requires.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's successors and assigns forever.

And the Grantor does hereby fully warrant the title to said property and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor(s) has hereunto set the Grantor's hand and seal the day and year first above written.

Grantor (**Darren M Steele**): [Signature] Witness [Signature]  
By Georges Tarabusi as True and Lawful Attorney in Fact Printed Name Berenice Rodriguez

Grantor (**Linda L Steele**): [Signature] Witness [Signature]  
By Georges Tarabusi as True and Lawful Attorney in Fact Printed Name Adriana Ramirez

State of FL

County of Miami Dade

On this 28 day of June, 2015, before me, Aniley Perez, Notary Public, personally appeared Georges Tarabusi as True and Lawful Attorney in Fact under that Limited Power of Attorney recorded here with for **Darren M Steele and Linda L Steele**, who is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

NOTARY PUBLIC [Signature]



My Commission Expires:

Seal /Stamp

EXHIBIT "A" (37)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 174 as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, 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 37 only, for one week every other year in Even -numbered years in the Swing "Season" as defined in and in accordance with said Declarations.

A portion of APN: 42-286-16

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
 a) 42-286-16  
 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 1000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$ 1000.00  
 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: 100 %

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 375.930, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity Seller Agent  
 Signature \_\_\_\_\_ Capacity Buyer Agent

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Darren M Steele  
 Address: 7516 Marshall Canyon Dr.,  
 City: Dublin, CA 94568  
 State: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Luis Chavez,  
 Address: 23-47 95Th Street,  
 City: East Elmhurst, NY 11369  
 State: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Lakeside Closing Service Escrow # \_\_\_\_\_  
 Address: PO Box 135337  
 City: Clermont State: FL Zip: 34713

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)