



KAREN ELLISON, RECORDER E07

✓ When recorded, mail to:
Davis, Maas & Beach, LLC
4139 Jeffco Blvd.
Arnold, MO. 63010

Please mail tax statements to:
The Fritz Revocable Living trust
1500 Parkspur Lane
Fenton MO. 63026
Parcel ID# 1319-30-645-003

BENEFICIARY DEED

THIS DEED, Made and entered into this 1 day of September
2015, wherein Grantor(s) and Owner(s):

Kevin W. Fritz and Melissa J. Fritz, his wife
1500 Parkspur Lane
Fenton, MO. 63026

of the County of Jefferson, State of Missouri, without
consideration do hereby revoke any previous beneficiary deeds made
and do by these presents **GRANT, ASSIGN, CONVEY AND CONFIRM** unto
GRANTEE BENEFICIARY named as follows:

The Fritz Revocable Living Trust
1500 Parkspur Lane
Fenton, MO. 63026

the following described Real Estate, situated in the County of
State of Nevada, to wit:

See Attached Property Description

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging unto the said Grantee Beneficiary and their heirs and assigns forever, excepting, however, General and Special Real Estate Taxes, record restrictions, notes secured by Deed of Trust or mortgage and all other taxes, liens and encumbrances to which the real estate is subject at the death of Grantor or the death of the last to die of all Grantors.

This Beneficiary Deed is executed pursuant to Nevada Statute NRS111 Subsection 655 through NRS111-699. It is not effective to convey title to the above described real estate until Grantor's death or the death of the last to die of two or more Grantors. This deed is subject to revocation and change in the manner provided by law.

IN WITNESS WHEREOF, Grantor(s) execute this beneficiary deed on the day and year first above written.



Kevin W. Fritz




Melissa J. Fritz

STATE OF MISSOURI)
) SS.
COUNTY OF JEFFERSON)

On this 1 day of Sept., 2015, before me personally appeared Kevin W. Fritz and Melissa J. Fritz, to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My commission expires:



Notary Public



TIFFANY D. STEPHENS
My Commission Expires
December 17, 2016
Jefferson County
Commission #12708099

Deed Prepared By:
Davis, Maas & Beach, LLC
4139 Jeffco Blvd.
Arnold, MO. 63010

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 275 as shown and defined on said map; together 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment of Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13 - foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;
thence S. 14°00'00" W., along said Northerly line, 14.19 feet;
thence N. 52°20'29" W., 30.59 feet;
thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appurtenant and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-645-003
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: SD Trust Verified

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Beneficiary Deed to Family Trust for Estate planning purposes without consideration

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 Steven Davis Capacity: Attorney for Grantor/Grantee
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Kevin & Melissa Fritz
 Address: 1500 Parkspur Lane
 City: Fenton
 State: MO. Zip: 63026

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: The Fritz Revocable Living Trust
 Address: 1500 Parkspur Lane
 City: Fenton
 State: MO. Zip: 63026

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Steven M. Davis Escrow # _____
 Address: 4139 Jeffco Blvd.
 City: Arnold, State: MO. Zip: 63010