

19

DOUGLAS COUNTY, NV  
RPTT:\$3.90 Rec:\$19.00  
Total:\$22.90  
DALE G. SIMPSON

**2015-870543**  
10/01/2015 01:54 PM  
Pgs=7



KAREN ELLISON, RECORDER

**RECORDING COVER PAGE**

Must be typed or printed clearly in black ink only.

**APN#** 131930-644-093  
11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>

**TITLE OF DOCUMENT (DO NOT Abbreviate)**

**QUITCLAIM DEED**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:**

Dale G. Simpson

**Return to:**

**Name** Dale G. Simpson

**Address** P.O. Box 2054

**City/State/Zip** Venice, FL 34284

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.

APN#: 1319-30-644-093

**Recording Requested By:**  
Dale G. Simpson

**Return Documents To:**  
Dale G. Simpson  
PO Box 2054  
Venice, FL 34284

**Mail Tax Statements To:**  
Dale G. Simpson  
PO Box 2054  
Venice, FL 34284

## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 27 day of August, 2015, by the Grantor, Dale G. Simpson, President for Family Life Counseling Services, Inc.

whose mailing address is  
162 Morningstar Rd, Venice, FL 34285  
to the Grantee,  
David P. Dupere

whose mailing address is  
193 Hickory Rd, Ocala, FL 34472

WITNESSETH, That the said Grantor, for good consideration and for the sum of \$10.00 paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Clark, State of Nevada, to wit:  
Pg. 1 of 5 Book 1205 Pg 3245 In the office of the county recorder, Clark County, Nevada.

APN#: 1319-30-644-093

Commonly known as:  
Ridge Tahoe, Unit 2 Bd (313), Week FLT 1-15, 20-38, 50-52, Douglas County, Nevada

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature *Dale G Simpson*  
Printed Name: Dale G. Simpson

Date: 10/27/2015  
Capacity: Grantor

~~Signature \_\_\_\_\_  
Printed Name: \_\_\_\_\_~~

~~Date: \_\_\_\_\_  
Capacity: \_\_\_\_\_~~

~~Signature \_\_\_\_\_  
Printed Name: \_\_\_\_\_~~

~~Date: \_\_\_\_\_  
Capacity: \_\_\_\_\_~~

~~Signature \_\_\_\_\_  
Printed Name: \_\_\_\_\_~~

~~Date: \_\_\_\_\_  
Capacity: \_\_\_\_\_~~

STATE OF Florida }  
COUNTY OF Sarasota }

On September 1 2015 before me, Erica Williams, personally  
appeared Dale G Simpson

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.

WITNESS my hand and official seal.

[SEAL]

*Erica Williams*  
Signature



Affiant: \_\_\_\_\_ Known  Unknown

ID Produced: FLD1 0130

# Exhibit "A"

File number: TR08310508

## EXHIBIT 'A' LEGAL DESCRIPTION

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 1/106th interest, as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-13th, Tenth-Amended Map, recorded September 21, 1990, as Document No. 268097, rerecorded as Document No. 269053 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. 053 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, re-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. 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 Amended Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of 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 ALTERNATE use week within EVERY year of the PRIME 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".

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.

Portion of Parcel No. 42-282-07

COPY



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1319-30-644-093
  - b) \_\_\_\_\_
  - c) PG 1 OF 5
  - d) BK 1205 PG 3245

- 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>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$1,000.00
- Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- Transfer Tax Value: \$3.00<sup>65</sup> 1000
- 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 Dale Simpson Capacity Pres. FLCS, Inc

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

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

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

Print Name: Dale Simpson for Family Life Counseling  
 Address: PO Box 2054  
 City: Venice  
 State: FL Zip: 34284

Print Name: David P. Dupere  
 Address: 193 Hickory Rd  
 City: Venice  
 State: FL Zip: 34284

**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/MICROFILMED)