

A portion of APN: 42-010-40  
Ridge Tahoe  
Actual/True Consideration \$0.00

DOUGLAS COUNTY, NV  
RPTT:\$0.00 Rec:\$16.00  
\$16.00 Pgs=3  
GREATWAY SERVICES  
KAREN ELLISON, RECORDER  
2015-871643  
10/22/2015 12:47 PM  
E03

Recording Requested By and  
When Recorded Mail To:  
GreatWay Services  
117 N Massey Blvd  
Nixa, MO 65714

Deed Prepared By:  
Robert De Luca  
394 Caroni Street  
Walnut Creek, CA 94597

Mail Tax Statements to:  
Elizabeth Fox  
64 Via Regalo  
San Clemente, CA 92673

### CORRECTION DEED

THIS DEED, made this 20<sup>th</sup> day of October 20 15 by and between, Robert De Luca and Olga M. De Luca, Trustee(s) of The Robert De Luca and Olga M. De Luca Revocable Living Trust: DTD November 29, 1999 whose address is 394 Caroni Street, Walnut Creek, CA 94597, Grantor(s) to Elizabeth Fox and Stephen Kenneth Austin, wife and husband, as Grantee(s) whose address is 64 Via Regalo, San Clemente, CA 92673

### WITNESSETH

That the Grantor, in consideration of Zero Dollars (\$0.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property:

The following described real property in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO  
AND  
INCORPORATED HEREIN BY THIS REFERENCE

This being the same property as conveyed to Grantor in Book **1299** Page **5845** in the Official Records of Douglas County, Nevada.

**This Correction Deed is being filed to record and correct Instrument # 2015-871214 previously recorded on 10/15/2015. Instrument # 2015-871214 was recorded with the incorrect Grantee information. The correct Grantees are Elizabeth Fox and Stephen Kenneth Austin, wife and husband. This document is to record and correct the original.**

This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth there in accordance with the terms thereof.

The Benefits and obligations hereunder shall inure to and be binding upon the heirs executors, administrators, successors and assigns of the respective parties hereto. The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

Melissa Rackley  
Witness Signature:

Melissa Rackley  
Witness Printed Name

Alysha Partain  
Witness Signature:

Alysha Partain  
Witness Printed Name

Robert De Luca TRUSTEE  
Robert De Luca Trustee

Olga M De Luca TRUSTEE  
Olga M De Luca Trustee

STATE OF MISSOURI )  
COUNTY OF STONE ) SS.

On this 20<sup>TH</sup> day of OCTOBER, 2015, before me (insert NAME and TITLE of OFFICER) JEFF L. BROWN, Notary Public, personally appeared (insert name of signatory(ies)) Robert De Luca and Olga M. De Luca, who 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 by 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 TRUSTEE(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

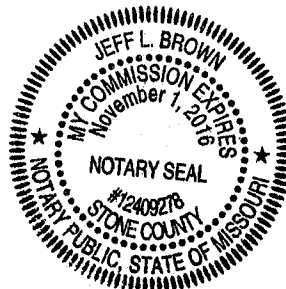
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature

**Note to Notary:** Please keep seal out of the 3/4 inch margin on all sides and do not place it over print of the document. **ONLY BLACK, NO BLUE INK MAY BE USED FOR SIGNATURES OR STAMPS.**

(seal)



**EXHIBIT "A"**

**PARCEL ONE:**

An undivided **1/102nd** interest in and to that certain condominium as follows:

(A) An undivided 1/48ths interest, as tenants-in-common, in and to Lot **42** of Tahoe Village Unit No. **3-14th** Amended Map, recorded April 1, 1994 as Document No. 333985, all of Official Records Douglas County, State of Nevada. Except therefrom units **255 through 302 (inclusive)** as shown on said map; and (B) Unit No. **276** as shown and defined, on said map. 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 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 to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded 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 every other year in **EVEN-** numbered years in accordance with said Declarations.

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

Beginning at the Northwest corner of this easement said point bears S. 43°19'09" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13<sup>th</sup> 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 13<sup>th</sup> 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.

END OF EXHIBIT A

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 42-010-40  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property:

- |  |                        |                             |                 |
|--|------------------------|-----------------------------|-----------------|
| a) <input type="checkbox"/>            | Vacant Land            | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse           | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.             | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural           | h) <input type="checkbox"/> | Mobile Home     |
| i) <input checked="" type="checkbox"/> | Other <u>TYPESHARE</u> |                             |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____
	_____

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

\$: 0  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3  
 b. Explain Reason for Exemption: CORRECTION DEED TO ADD 2ND GRANTEE; STEPHEN KENNETH AUSTIN. PREVIOUS DOC.# 2015-871214

## 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 Gillia McClure Capacity AGENT  
 Signature Gillia McClure Capacity AGENT

## SELLER (GRANTOR) INFORMATION      BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Robert DeLuca</u>	Print Name: <u>Elizabeth Fox</u>
Address: <u>394 Caroni Street</u>	Address: <u>64 Via Regalo</u>
City: <u>Walnut Creek</u>	City: <u>San Clemente</u>
State: <u>CA</u> Zip: <u>94597</u>	State: <u>CA</u> Zip: <u>92673</u>

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Greatway Services      Escrow # \_\_\_\_\_  
 Address: 117 N. Massey Blvd.  
 City: Nixa      State: MO      Zip: 65714

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)