

APN 1319-30-724-035

C3-1

DOUGLAS COUNTY, NV 2016-877383
Rec:\$17.00
Total:\$17.00 02/29/2016 09:02 AM
MERSCH CLARK & ROTHYSCHILD Pgs=5



KAREN ELLISON, RECORDER

E05

When Recorded, Mail to:

Kristen L. Wendler
✓ MESCH, CLARK & ROTHSCHILD, P.C.
259 N. Meyer Avenue
Tucson AZ 85701

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, **Leroy D. Mohrman, Jr.**, does hereby grant and convey unto **Todd Mohrman**, a married man, and **Brett Mohrman**, a married man, as Joint Tenants with Right of Survivorship, all of his right title and interest held by him in the following described real property situated in Douglas County, Nevada.

See Exhibit A attached hereto and by reference incorporated herein.

SUBJECT TO all matters of record in the Office of the County Recorder of Douglas County, Nevada.

And hereby binds himself and his successors to warrant and defend the title, as against all acts herein and no other, subject to the matters above set forth

Exempt Pursuant to N.R.S. 375-090(5).

DATED January 7, 2016.

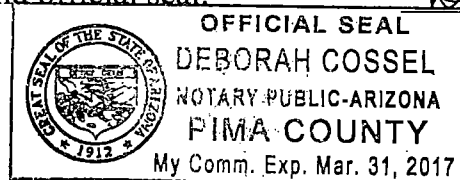
Leroy D. Mohrman, Jr.

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

On this 7th day of January, 2016, Leroy D. Mohrman, Jr., appeared before me, who is personally known to me or proved by satisfactory evidence to be the person whose name is subscribed to it, and acknowledged that they executed it for the purposes therein contained.

Witness my hand and official seal.

Notary Public



Mail Tax Statements to:

Todd Mohrman
2032 N. Cranbrook Ave.
St. Augustine, FL 32092

COPY

EXHIBIT A

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

- (A) An undivided 1/51st interest in and to that certain condominium as follows:
An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 034 as shown and defined on said Condominium Plan.

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 the modifications 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 the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada 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 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (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, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, -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 FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 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 use week within the "PRIME season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-724-035 PTN
 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

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

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 #5 Transfer of title where owner
 b. Explain Reason for Exemption: of property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.(son)

5. Partial Interest: Percentage being transferred: ** % **a portion of 1319-30-724-035
 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 [Signature] Capacity: Grantor Leroy D. Mohrman

Signature [Signature] Capacity: Grantee TODD MOHRMAN

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

Print Name: Leroy D. Mohrman, Jr.
 Address: 12633 N. Gentle Rain Drive
 City: Marana
 State: AZ Zip: 85658

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

Print Name: TODD MOHRMAN
 Address: 2032 N. Crumbrook Av.
 City: St. Augustine
 State: FL Zip: 32082

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Kristen L. Wendler
 Address: 259 N. Meyer Ave.
 City: Tucson

Escrow # _____
 State: AZ Zip: 85701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED