

DOUGLAS COUNTY, NV

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\$18.00 Pgs=5

U.S. DEEDS

KAREN ELLISON, RECORDER

2016-884607

07/19/2016 11:37 AM

E07

ASSESSOR'S PARCEL NO. 1319-30-723-016

WHEN RECORDED MAIL TO:

STEVE WIGGINS
RED OAK LEGAL, PC
500 TOWNCENTER BLVD., STE. B
TUSCALOOSA, AL 35406

MAIL TAX NOTICES TO:

GARY W. LIMMROTH, TRUSTEE
P.O. BOX 2686
TUSCALOOSA, AL 35403

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GARY W. LIMMROTH, a married man, who took title as an unmarried man, joined by his spouse, SHEILA PRICE LIMMROTH (herein, "Grantor"), whose address is P.O. Box 2686, Tuscaloosa, AL 35403, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to GARY W. LIMMROTH, Trustee, or any successors in trust, under the GARY LIMMROTH TRUST dated March 30, 2016 and any amendments thereto (herein, "Grantee"), whose address is P.O. Box 2686, Tuscaloosa, AL 35403, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 400 Ridge Club Drive, Stateline, NV 89449

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances made by Grantor except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

[Signatures on following page]

Dated this 13th day of June, 2016.

GRANTOR:

Gary W. Limmroth
GARY W. LIMMROTH

STATE OF Alabama
COUNTY OF Tuscaloosa

This instrument was acknowledged before me on June 13, 2016, by GARY W. LIMMROTH.

Affix Notary Seal inside box or document is unrecordable.



E. Stephen Wiggins
NOTARY PUBLIC
E. Stephen Wiggins
Com. Expires 2-28-18

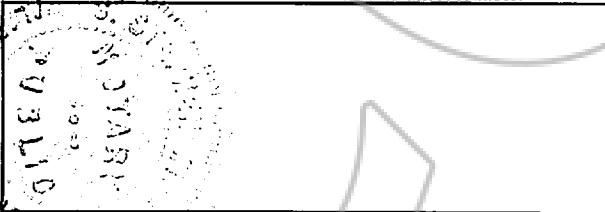
GRANTOR:

Sheila Price Limmroth
SHEILA PRICE LIMMROTH

STATE OF Alabama
COUNTY OF Tuscaloosa

This instrument was acknowledged before me on June 15, 2016, by SHEILA PRICE LIMMROTH.

Affix Notary Seal inside box or document is unrecordable.

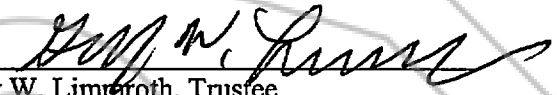


E. Stephen Wiggins
NOTARY PUBLIC
E. Stephen Wiggins
2-28-18 Com. Expires

Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Gary Limmroth Trust dated March 30, 2016,



Gary W. Limmroth, Trustee
Grantee

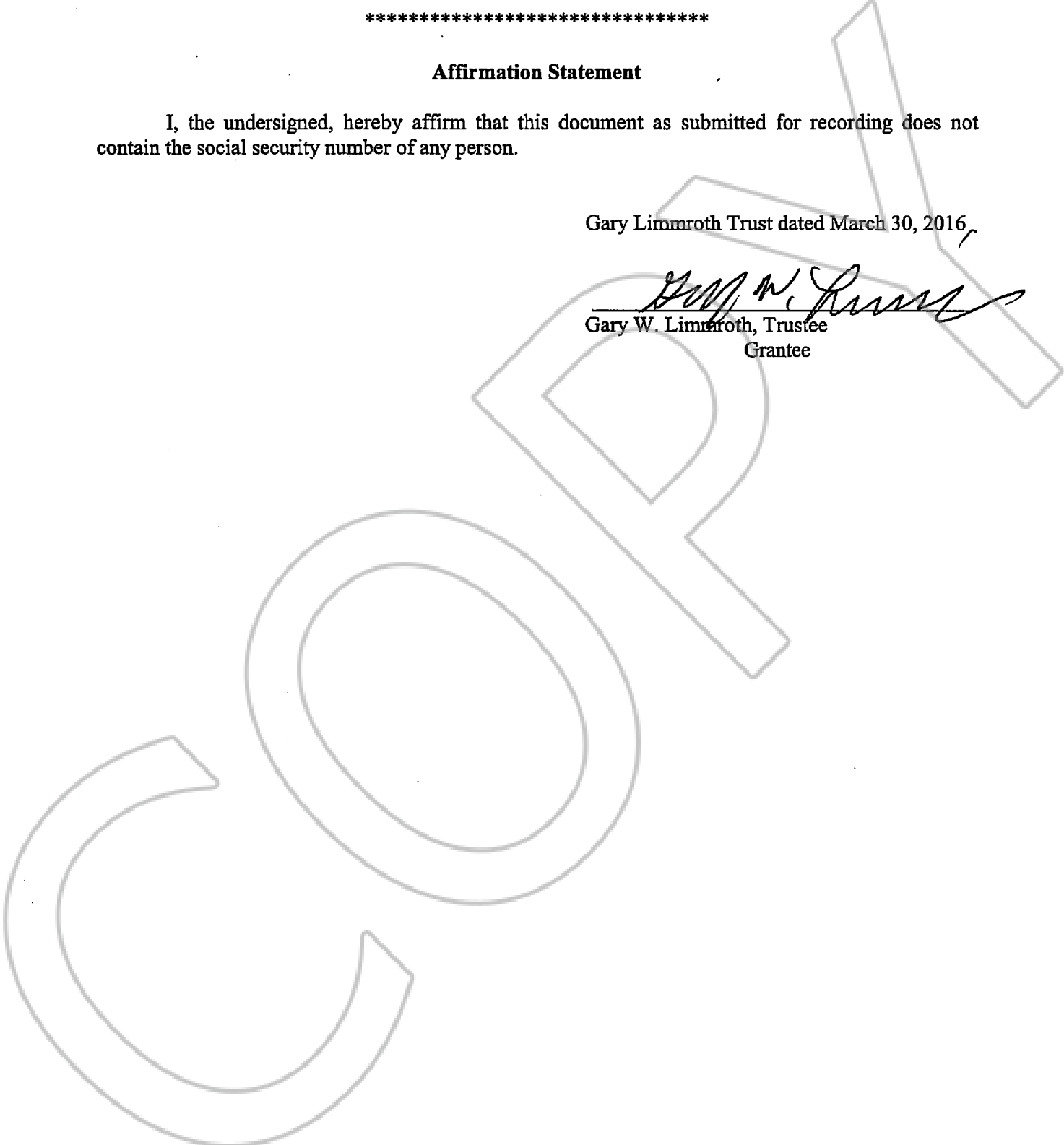


EXHIBIT A

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 33 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom units 121 to 140 as shown and defined on that certain Condominium Plan recorded August 20, 1982, as Document No. 70305 of Official Records.
- (b) Unit No. 135 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 use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

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, M.D.M.,
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th amended map of Tahoe Village No. 3, recorded October 29, 1981 as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use said UNIT 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 during ONE "use week" within the Winter "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document No. 71000 of said Official Records. 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.

EXHIBIT A - continued

SUBJECT TO: any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements and Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions recorded February 14, 1984, as Document No. 96758, Liber 284, Page 5202, Official Records of Douglas County, Nevada.

Per NRS 111.312, this legal description was previously recorded in Book 187, Page 1892, on January 21, 1987, in the office of the Recorder of Douglas County, Nevada.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 1319-30-723-016
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 _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property \$ 0.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ 0.00
Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
Transfer Tax Exemption per NRS 375.090, Section 7
Explain Reason for Exemption: Transfer to trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 GRANTEE

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Gary W. Limmroth
Address: P.O. Box 2686
City: Tuscaloosa
State: AL Zip: 35403

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gary Limmroth Trust
Address: P.O. Box 2686
City: Tuscaloosa
State: AL Zip: 35403

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

Print Name: U.S. Deeds, P.A. Escrow #: _____
Address: 213 Brentshire Drive
City: Brandon State: FL Zip: 33511