

**QUITCLAIM DEED**

Filed for Record at the Request of:  
MSS I Properties, LLC

When Recorded Return to:  
A. Bailey Attorney, PA  
PO Box 790  
Farmington, AR 72730

Tax Parcel #1319-30-643-053

Send subsequent Tax Bills to:  
Thomas Tate  
8600 W. Charleston # 1142  
Las Vegas, NV 89117

KNOW ALL MEN BY THESE PRESENTS:

That **MSS I Properties, LLC, an Arkansas Limited Liability Corporation** for and in consideration of the sum of one dollar and no/100-----(\$1.00) and other good and valuable consideration paid by, **Thomas Tate, not married of 8600 W Charleston #1142, Las Vegas, NV 89117**, grantees, hereby transfer and quitclaim unto said grantees and grantees' heirs and assigns forever, all our right, title, interest, equity and estate in and to the following described land situate in County of Douglas, Nevada, to-wit:

**Attaching a copy of Exhibit "A"**

**Being all or part of the same property described in the County Register's Deed Book 0805, Page 1. This deed is being recorded to correct the Grantor in a Warranty Deed dated 2/25/15 as Recording Number 2015-857577 in the Land Records of Douglas, Nevada.**

To have and to hold the same unto the Grantees, and unto their heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And we for and in consideration of such sum of money, hereby release and relinquish unto the Grantees, and unto their heirs and assigns forever, all our right and possibility of curtesy and/or dower and homestead in and to the above-described real property.

Witness my hand and seal on this 12<sup>th</sup> day of July, 2016.

Michael H. Fidler *Managing Member*  
Michael H. Fidler,  
Managing Member  
MSS I Properties, LLC

Signed, Sealed and Delivered in the Presence of:

Barbara A. Fard  
Witness

[Signature]  
Witness

**ACKNOWLEDGMENT**

State of Arkansas )  
                                  )ss  
County of Washington )

Before me, the undersigned, a Notary Public in and for the said state and county, on this day personally appeared, **Michael H. Fidler, Managing Member of MSS I Properties, LLC** known to me to be the persons whose names are subscribed on the foregoing instrument and stated that they had executed the same for the purposes and considerations therein expressed.

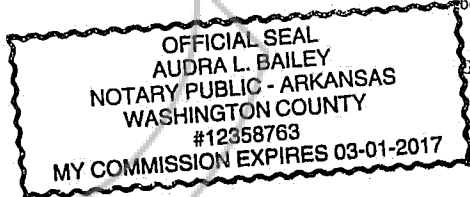
Given under my hand and official seal this 12<sup>th</sup> day of July, 2016.

My Commission Expires:

Audra L. Bailey  
NOTARY PUBLIC

Prepared by:  
A. Bailey Attorney, PA  
PO Box 790  
Farmington, AR 72730  
479-267-4441

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this document.



None Required  
Grantee or Grantee's Agent

**EXHIBIT "A"**

**(28)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50<sup>th</sup> interest in and to Lot 28 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 45 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 Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.**

**A Portion of APN: 1319-30-643-053**

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s) (1/4)  
 a) 1319-30-643-053  
 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 Time Share

FOR RECORDERS 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: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: Correcting Grantor on Document  
Correction Deed File # 2015-857577

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 Michael H. Fidler Managing Member Capacity \_\_\_\_\_

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: MSSI Properties, LLC  
 Address: PO Box 975  
 City: Prairie Grove  
 State: AR Zip: 72753

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Thomas Tate  
 Address: 8600 W Charleston #1142  
 City: Las Vegas  
 State: NV Zip: 89117

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: A. Bailey Attorney PA Escrow # MJA  
 Address: PO Box 790  
 City: Farmington State: AR Zip: 72730

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)