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DOUGLAS COUNTY, NV

2016-892372

Rec:\$19.00

12/20/2016 02:31 PM

Total:\$19.00

CHAD & REBECCA

Pgs=7



00048150201608923720070074

KAREN ELLISON, RECORDER

E05

**WARRANTY DEED**

FILED FOR RECORD AT REQUEST OF:

Rebecca Munson

WHEN RECORDED RETURN TO:

✓ Rebecca Munson  
28 Kittery Ct  
San Jose , ca, 95139

Tax Parcel #: <sup>PTN</sup> 1319-30-724-018  
34-017-33-71

Send Subsequent Tax Bills to:

Chad A Munson, 28 Kitery ct san jose ca 95139

Drafted By:

Rebecca Munson

THIS SPACE PROVIDED FOR RECORDER'S USE

**WARRANTY DEED**

For and in consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Gerhard J Plett, married of 31 Terrys Ct Hollister ca 95023, and Janet M Plett, married of 31 Terrys Ct Hollister Ca 95023, (collectively the "Grantor"), conveys and warrants to Chad A Munson, and spouse, Rebecca Munson, of 28 Kittery Ct San Jose ca 95139, and , (collectively the "Grantee"), the following described real estate (the "Premises"), situated in the County of Douglas County, Nevada, together with all after acquired title of the Grantor in the Premises:

See attached description of property.

*Exhibit A*

Being all or part of the same property described in the County Register's Deed Book

\_\_\_\_\_, Page \_\_\_\_\_.

TOGETHER with all the rights, members, hereditaments and appurtenances to the said

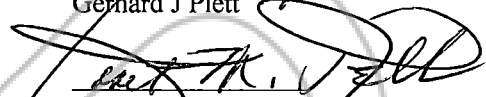
Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee and the Grantee's heirs and assigns, forever in fee simple.

AND, the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee and the Grantee's heirs and assigns, against the Grantor's successors and assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part of the Premises.

DATED: Dec 13, 16

  
Gerhard J Plett

  
Janet M Plett


Signed, Sealed and Delivered  
In the Presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

**SPOUSAL RIGHTS**

I, Janet M Plett of 31 Terrys Ct Hollister ca 95023, spouse of Gerhard J Plett, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: 

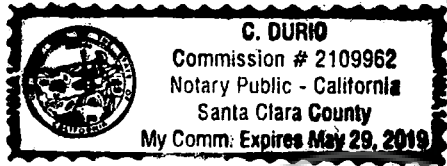
**Acknowledgment Of Grantor's Spouse**

State of California )  
County of Santa Clara )

On the 13<sup>th</sup> day of December, 2016, before me, C. Durio, Notary Public personally appeared Janet M Plett, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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.



C. Durio  
Notary Public  
C. Durio  
(print name)

**SPOUSAL RIGHTS**

I, Gerhard J Plett of 31 Terrys Ct Hollister Ca 95023, spouse of Janet M Plett, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: [Signature]

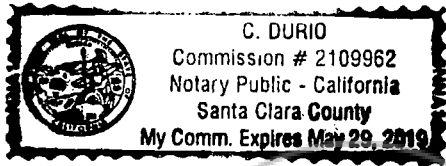
**Acknowledgment Of Grantor's Spouse**

State of California )  
County of Santa Clara )

On the 13<sup>th</sup> day of December, 2016, before me, C. Durio, Notary Public personally appeared Gerhard J Plett , who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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.



CA  
Notary Public  
C. Durio  
(print name)

IN WITNESS WHEREOF this deed was executed by the Grantee on this 13 day of December, 2016

Signed, Sealed and Delivered  
In the Presence of:

[Signature]  
Chad A Munson

Sign: \_\_\_\_\_  
Name: \_\_\_\_\_

[Signature]  
Rebecca Munson

Sign: \_\_\_\_\_  
Name: \_\_\_\_\_

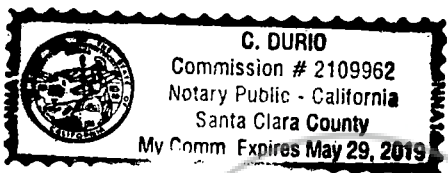
### Grantor Acknowledgment

State of California )  
County of Santa Clara )

On the 13<sup>th</sup> day of December, 2016, before me, C. Durio, Notary, personally appeared Gerhard J Plett, and Janet M Plett, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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.



C. Durio  
Notary Public  
C. Durio  
(print name)

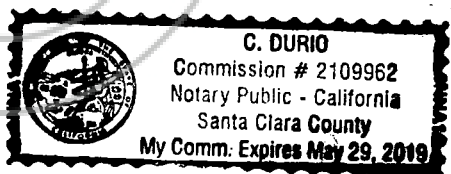
### Grantee Acknowledgment

State of California )  
County of Santa Clara )

On the 13<sup>th</sup> day of December, 2016, before me, C. Durio, Notary Public, personally appeared Chad A Munson, and spouse, Rebecca Munson, of 28 Kittery Ct San Jose ca 95139, and , who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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.



C. Durio  
C. Durio

PARCEL ONE:

An undivided 1/182nd interest in and to that certain condominium as follows:

- (A) 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. 017 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 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 alternate use week during odd numbered years within the "Prime season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, and is defined in the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984 as Document No. 96758 of Official Records, as amended.

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

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 42-261-17 km  
 b) PTN 1319-30-724-018  
 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. Total Value/Sales Price of Property: \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 5  
 b. Explain Reason for Exemption: From parents to children.

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 [Handwritten Signature] Capacity Grantor  
 Signature [Handwritten Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Gerhard J & Janet M  
 Address: 31 Terry Ct  
 City: Hollister,  
 State: Ca Zip: 95023

Print Name: Chad & Rebecca Munson  
 Address: 28 Kitters Ct  
 City: San Jose CA  
 State: CA Zip: 95139

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)