

16

✓ J. ROBERT FLAGG  
9202 ROSEWATER LANE  
JACKSONVILLE, FL 32256



KAREN ELLISON, RECORDER E05

APN PTN 1319-30-645-003

# Quitclaim Deed

THIS QUITCLAIM DEED, executed this 18 day of JULY, 20 17,  
by first party, Grantor, J. ROBERT & MARY ANN FLAGG <sup>PLA</sup>, STEVEN J. PEETERS & KATHERINE M. PEETERS  
whose post office address is 9202 ROSEWATER LANE, JACKSONVILLE, FL 32256  
to second party, Grantee, J. ROBERT & MARY ANN FLAGG  
whose post office address is 9202 ROSEWATER LANE, JACKSONVILLE, FL 32256

WITNESSETH, That the said first party, for good consideration and for the sum of ~~10.00~~  
TEN Dollars (\$ 10.00 )  
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the  
said second party forever, all the right, title, interest and claim which the said first party has in and to the following described  
parcel of land, and improvements and appurtenances thereto in the County of DOUGLAS  
State of NEVADA to wit:

EXHIBIT "A" (42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 294 as shown and defined on said map; together 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 of Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on 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 each year in accordance with said Declarations.

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

BEGINNING at the Northwest corner of this easement said point bears S.  $43^{\circ}19'06''$  E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S.  $52^{\circ}20'29''$  E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;  
thence S.  $14^{\circ}00'00''$  W., along said Northerly line, 14.19 feet;  
thence N.  $52^{\circ}20'29''$  W., 30.59 feet;  
thence N.  $37^{\circ}33'12''$  E., 13.00 feet to the POINT OF BEGINNING.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness: [Signature]

Print name of Witness: Rowena L. Nickolas

Signature of Witness: [Signature]

Print name of Witness: Johana Villegan

Signature of First Party: [Signatures]

Print name of First Party: J. ROBERT FLAGG MARY ANN FLAGG KATHERINE M. PEETERS

Signature of Second Party: [Signatures]

Print name of Second Party: J. ROBERT FLAGG MARY ANN FLAGG

Signature of Preparer: [Signature]

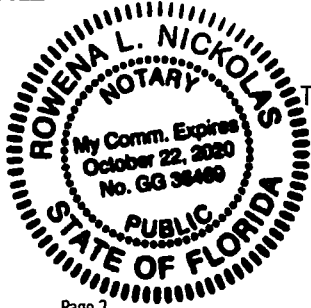
Print Name of Preparer: J. ROBERT FLAGG

Address of Preparer: 9208 ROSEWATER LANE, JACKSONVILLE, FL 32256

State of Florida  
County of Duval }

On 07/18/2017 before me, Rowena L. Nickolas appeared J Robert Flagg, Mary Ann Flagg, Katherine M. Peeters personally known to me (or 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 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 person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.  
[Signature]  
Signature of Notary



Affiant Known  Produced ID Florida Drivers License  
Type of ID Florida Drivers License (Seal)

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-30-645-003  
 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 TIME SHARE

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

3. Total Value/Sales Price of Property \$ \_\_\_\_\_

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ \_\_\_\_\_

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section #5

b. Explain Reason for Exemption: TRANSFER OF PARTIAL OWNERSHIP FROM SON (DECEASED) AND WIFE BACK TO PARENTS (\*DAUGHTER-IN-LAW)

5. Partial Interest: Percentage being transferred: 50 %

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 CO-OWNER

Signature Mary Ann Jagg Capacity CO OWNER

SIGNATURE Katherine M. Peeters CAPACITY CO OWNER

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

Print Name: KATHERINE M PEETERS  
 Address: 55 RESCOE ROAD N.  
 City: PONTE VEDRA BEACH  
 State: FL Zip: 32082

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

Print Name: J. ROBERT AND MARY ANN FLAGG  
 Address: 9202 RESCUE LANE  
 City: JACKSONVILLE  
 State: FL Zip: 32256

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED