

DOUGLAS COUNTY, NV

2017-903470

RPTT:\$11.70 Rec:\$15.00

\$26.70 Pgs=2

09/01/2017 09:01 AM

TIMESHARE CLOSINGS FOR LESS, INC.

KAREN ELLISON, RECORDER

A portion of APN: 1319-30-720-001

Mail tax statements to:

Ridge Tahoe Property Owners Assoc.
PO Box 5790
Stateline, NV 89449

Prepared by and return to:

Susie Bell
Timeshare Closings for Less, Inc.
1540 International Parkway, Suite 2000
Lake Mary, FL 32746

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For the valuable consideration of Three Thousand Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Chester J. Nowak Jr. and Sandra K. Nowak as Trustees of The Nowak Family Revocable Trust of 2000 dated March 7, 2000 and any amendments thereto** (hereinafter referred to as "Grantor"), whose address is 339 Rivella Vista Drive, Redding, CA 96001 do hereby grant unto **Bruce L. Middleton and Joyce D. Middleton, husband and wife holding title as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), whose mailing address is 1591 El Capitan Drive, Redding, CA 96001, the following property located in the County of Douglas, State of Nevada, to-wit:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 33 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document Number 268097, rerecorded as Document Number 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 121 to 140 (inclusive) as shown on that certain Condominium Plan recorded August 20, 1982, as Document Number 70305; and (B) Unit Number 128 as shown and defined on said Condominium Plan; 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 Number 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase III recorded February 21, 1984, as Document Number 097150, as amended by document recorded October 15, 1990, as Document Number 236691, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document Number 271619, and subject to said Declarations; with the exclusive right to use said interest in Lots 31, 32, or 33 only, for **one week** each year in the **Summer Season** defined in and in accordance with said Declarations. **Contract: 3312811A**

This conveyance is accepted by the Grantee subject to: taxes not yet due and payable for 2018 and then beyond; all conditions, restrictions, limitations, reservations, easements, mineral reservations, and other matters of record, including without limitation the said Declaration as the same may be amended.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property. Grantor hereby warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, thought or under Grantor.

In witness whereof, Grantor has signed and sealed these presents the day and year written below.

Chester J. Nowak Jr.
Chester J. Nowak Jr.

Sandra K. Nowak
Sandra K. Nowak

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF Oregon

COUNTY OF LANE

On August 14, 2017 before me Sharon K. Graham, a notary public, personally appeared Chester J. Nowak Jr. and Sandra K. Nowak, 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 capacity and that by their signatures on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State or County noted above that the foregoing paragraph is true and correct.

(Seal Below)

WITNESS my hand and official seal.

Sharon K. Graham
Notary Signature



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. A portion of APN: 1319-30-720-001
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input checked="" type="checkbox"/> Other | |

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

- 3.a. Total Value/Sales Price of Property \$ 3000.00
 b. Deed in Lieu of Foreclosure Only (value of property 0)
 c. Transfer Tax Value: \$ 3000
 d. Real Property Transfer Tax Due \$ 11.70

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 *Jesse B* Capacity: title agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Chester J. Nowak Jr, Trustee
 Address: 339 Rivella Vista Drive
 City: Redding
 State: CA Zip: 96001

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bruce L. Middleton
 Address: 1591 El Capitan Drive
 City: Redding
 State: CA Zip: 96001

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

Print Name: <u>Timeshare Closings for Less</u>	Escrow # _____
Address: <u>1540 International Parkway</u>	
City: <u>Lake Mary</u>	State: <u>FL</u> Zip: <u>32746</u>