

DOUGLAS COUNTY, NV

**2017-908355**

RPTT:\$3.90 Rec:\$35.00

\$38.90 Pgs=4

12/22/2017 08:16 AM

LAKESIDE CLOSING SERVICE

KAREN ELLISON, RECORDER

RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# **1319-30-643-003**

Mail Tax Statements To:  
Blowers Wholesale Products  
131 NE 724th Street  
Old Town, FL 32680

TITLE OF DOCUMENT (DO NOT Abbreviate)

**Warranty Deed**

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

**Lakeside Closing Service, LLC**

Return to:

Name **Lakeside Closing Service, LLC**

Address **PO Box 135337**

City/State/Zip **Clermont, FL 34713**

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

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Prepared by and Return To:  
Lakeside Closing Service, LLC  
PO Box 135337  
Clermont, FL 34713

Contract # 2801403A

### Warranty Deed

**This Deed** made the 13<sup>th</sup> day of December, 2017, between Thomas A McCormick and Ann M McCormick, Husband and Wife, As Joint Tenants, whose post office address is 23326 Abercorn Lane, Land O Lakes, FL 34639, grantor and Blowers Wholesale Products, LLC, A Limited Liability Company, whose address is 131 NE 724<sup>th</sup> St, Old Town, FL 32680, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and in being in the County of Douglas, Nevada to-wit:

The Timeshare unit described below is at the resort commonly known as **The Ridge Tahoe**.

### See Attached "Exhibit A"

**TOGETHER** with a remainder over in fee simple absolute, as tenant in common with the owners of all the Unit Weeks in the hereafter described Condominium Parcel in that Percentage interest determined and established by Exhibits or successor exhibit, to the aforesaid Declaration of Condominium for the following described real estate located in the County of Douglas and the state of Nevada as follows:

Grantee shall not be deemed a successor or assign of Grantor's rights or obligations under the aforescribed Plan or any instrument referred to therein. Grantee, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, and conditions and provisions set forth and contained in the Plan, including, but not limited to, the obligation to make payment for assessments or the maintenance and operation of the Resort Facility which may be levied against the above described Time Share Interest.

This Conveyance is made Subject to the following:

1. Property taxes for current and all subsequent years;
2. Applicable zoning regulations and ordinances;
3. All of the terms, provisions, conditions, rights, privileges, obligations, easements, and liens set forth and contained in the Plan and all instruments therein referred to as may be subsequently amended;
4. All of the covenants, terms, provisions, conditions, reservations, restrictions, agreements and easements of record, if any, which may not affect the aforescribed property; and

5. Perpetual easements for encroachments now existing or hereafter existing caused by the settlement of improvements or caused by minor inaccuracies in building or rebuilding.

The benefits and obligations hereunto shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. "Grantor" and "Grantee" are used for singular or plural, as context requires.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's successors and assigns forever.

And the Grantor does hereby fully warrant the title to said property and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor(s) has hereunto set the Grantor's hand and seal the day and year first above written.

Grantor: Thomas A. McCormick Witness: T.D. Moodie  
Thomas A McCormick

Printed Name TIM MOODIE

Grantor: Ann M McCormick Witness: Linda Moodie  
Ann M McCormick

Printed Name LINDA MOODIE

State of Florida

County of Hillsborough

On this 13TH day of December, 2017 before me, Kira C. Brown, Notary Public, personally appeared THOMAS A. MCCORMICK and Ann M. McCormick 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.

Notary Public Kira C. Brown

My Commission Expires October 4, 2020

Seal /Stamp



# Exhibit A

AN UNDIVIDED 1/51ST INTEREST, AS TENANTS-IN-COMMON, IN AND TO THAT CERTAIN REAL PROPERTY AND IMPROVEMENTS AS FOLLOWS:

(A) AN UNDIVIDED 1/50TH INTEREST IN AND TO LOT 28, AS SHOWN ON TAHOE VILLAGE UNIT NO. 3-13TH. AMENDED MAP, RECORDED DECEMBER 31, 1991, AS DOCUMENT NO. 268097, RERECORDED 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. 14, 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 NO. 096758, AS AMENDED, AND IN THE DECLARATION OF ANNEXATION OF THE RIDGE TAHOE, PHASE FIVE, RECORDED AUGUST 18, 1988, AS DOCUMENT NO. 184461, AS AMENDED, 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 EVERY OTHER YEAR IN EVEN NUMBERED YEARS IN ACCORDANCE WITH SAID DECLARATION.

APN NO.: 1319-30-643-003

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1319-30-643-003  
 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  
 i)  Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$1000.00  
 Deed in Lieu of Foreclosure Only (value of property) (\_\_\_\_\_  
 Transfer Tax Value: \$1000.00  
 Real Property Transfer Tax Due: \$ 3.90

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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 375.036, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity Buyer Agent  
 Signature \_\_\_\_\_ Capacity Seller Agent

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

Print Name: Thomas A McCormick and  
 Address: Ann M McCormick  
 City: 23326 Abercorn Lane  
 State: Land O Lake, FL 34639

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

Print Name: Blowers Wholesale Products  
 Address: 131 NE 724th Street  
 City: Old Town, FL 32680  
 State: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Lakeside Closing Service, LLC. Escrow # \_\_\_\_\_  
 Address: PO Box 135337

City: Clermont State: FL Zip: 34713

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