



KAREN ELLISON, RECORDER E06

APN:a portion of 42-254-18  
Return document to:  
John P. Hines  
1850 Eagle Ridge Dr. #E306  
Mendota Heights, MN 55118

Mail tax statements to:  
John P. Hines  
1850 Eagle Ridge Dr. #E306  
Mendota Heights, MN 55118

In compliance with NRS 239B.030, I, the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security number.

**QUITCLAIM DEED**

This QUITCLAIM DEED, executed this 8<sup>th</sup> day of December, 2017, by the grantor,  
Madolyn Marie Fransen formerly known as Madolyn F. Hines, an unmarried woman, at 6851 Beach Road, Eden Prairie, MN 55344,

for the consideration of less than \$500.00 (five hundred dollars) and exempt from real estate transfer tax under NRS 375.090(6) in hand paid, does hereby remise, release and quitclaim forever to the grantee,

John P. Hines, an unmarried man, at 1850 Eagle Ridge Dr. #E306, Mendota Heights, MN 55118

all right, title, and interest in and to the following real property situated in the County of Douglas, State of Nevada, legally described as:

See Exhibit A

Commonly known as: timeshare condo, 400 Ridge Club Dr, Stateline, NV

THIS CONVEYANCE is made subject to:  
the Fourth Amended and Restated Declaration of Timeshare Covenants,  
Conditions and Restrictions dated January 30, 1984 and recorded February 14,  
1984 as Document No. 96758, Book 284, Page 5202, Official Records of  
Douglas County, Nevada, as amended from time to time.  
IN WITNESS WHEREOF, the grantor has signed and sealed these presents on  
the day first above written.

KJS  
1/2/21

Madolyn Marie Fransen  
Madolyn Marie Fransen

Signature  
Madolyn Marie Fransen  
Print name  
Grantor  
Capacity

Signature  
Print name  
Capacity

*Construe all terms with the appropriate gender and quantity  
required by the sense of this deed.*

STATE OF MINNESOTA )  
COUNTY OF Hennepin )

This instrument was acknowledged before me on the 8<sup>th</sup> day of December,  
2017, by Madolyn Marie Fransen formerly known as Madolyn F. Hines,  
an unmarried woman

Kathryn J Stoffels  
Signature  
Kathryn J Stoffels  
Print name  
Notary Public  
Title  
My commission expires:  
01/31/2021



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. 18 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: 42-254-18

# STATE OF NEVADA DECLARATION OF VALUE

## FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

### 1. Assessor Parcel Number (s)

- (a) \_\_\_\_\_
- (b) A portion of APN: 42-254-18
- (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

### 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0

Transfer Tax Value: \$ 0

Real Property Transfer Tax Due: \$ 0

### 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 6
- b. Explain Reason for Exemption: A transfer of title between former spouses in compliance with a decree of divorce.

### 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 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 Johnson/Turner Legal Capacity Law Firm  
Signature By: Michelle Dougherty Capacity Attorney

### SELLER (GRANTOR) INFORMATION

(REQUIRED)  
Print Name: Madolyn Marie Fransen  
Address: 6851 Beach Road  
City: Eden Prairie  
State: MN Zip: 55344

### BUYER (GRANTEE) INFORMATION

(REQUIRED)  
Print Name: John P. Hines  
Address: 1850 Eagle Ridge Dr. #E306  
City: Mendota Heights  
State: MN Zip: 55118

### COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Johnson/Turner Legal Escrow # \_\_\_\_\_  
Address: 56 E. Broadway Avenue, #206  
City: Forest Lake State: MN Zip: 55025