

DOUGLAS COUNTY, NV

2018-910175

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

02/08/2018 08:09 AM

RODGERS & LEE TITLE COMPANY

KAREN ELLISON, RECORDER

APN: 40-360-10

Prepared By and Return to:

Rodgers & Lee Title Company, LLC.
1717 Boyd's Creek Hwy, Suite 102
Seymour, TN 37865

Mail Tax Statements to:

c/o QM Resorts
515 Nichols Blvd.
Sparks, NV 89431

**THE RIDGE SIERRA
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made this 15th day of November, 2017 between Michael J. Magner and Leslie Magner, husband and wife as joint tenants with right of survivorship whose address is 44 September Lane, Weston, CT 06883, Grantor, and Carlton McDaniels II, an individual as sole and separate property whose address is 105 Hardin Cemetery Court, Friendsville TN 37737, Grantee;

WITNESSETH:

That Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO any and all matters record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements and the First Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions Recorded May 14, 1986, at Book 586, page 1232, as under Document No. 134786. Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

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

EXHIBIT A

A timeshare estate comprised of:

PARCEL 1:

An undivided 1/ 51st interest in and to that certain condominium estate described as follows:

(a) An undivided 1/6th interest as tenants in common, in and to the Common Area of Lot 21 of Tahoe Village Unit NO. 1, as shown on the map recorded December 27, 1983, as Document NO. 93406, Official Records Of Douglas County, State OE Nevada, and as said common Area is shown on the Record Of Survey Of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, Official Records Of Douglas County, State of Nevada.

(b) Unit No. A2 as shown and defined on said on condominium map recorded as Document No. 93406, Official Records Of Douglas County, State of Nevada

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over on and through the on A rea as set forth in said condominium map recorded As Document No.93406, Official Records Of Douglas County, State of Nevada and as said Common Area is shown on the Record of survey Of boundary line adjustment map recorded as Document No. 133713 Official Records of Douglas County, State Of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium unit and the nonexclusive right to use ref ted to in subparagraph (a) Of Parcel 1, and Parcel 2 above, during one "Use Week" within the prime "use season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants, No. 134786, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above-referenced "use season" as more fully set forth in the CC&R's.

A Portion of APN 40-360-10

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WITNESSES:

Grantor(s) Signature is attested by these witnesses who are not the Grantor(s). The Notary may also sign as one Witness.

[Signature]
Witness Signature (1)

Joe Hemingway
Witness Print Name (1)

[Signature]
Witness Signature (2)

Lynn Graney Sample
Witness Print Name (2)

[Signature]
Witness Signature (1)

Joe Hemingway
Witness Print Name (1)

[Signature]
Witness Signature (2)

Lynn Graney Sample
Witness Print Name (2)

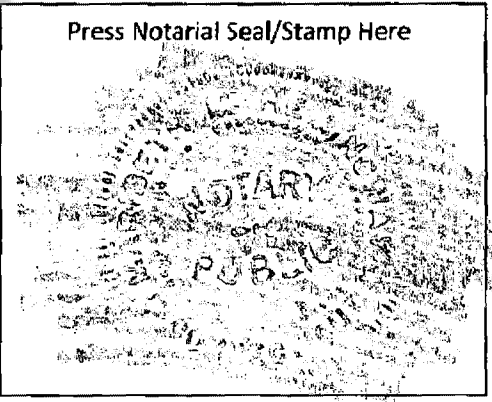
[Signature]
Michael J. Magner (Grantor)

[Signature]
Leslie Magner (Grantor)

STATE: 11/18/17 CT
COUNTY: Fairfield

On this 16 day of November, 2017 before me, Maribeth M. Hemingway Notary Public, personally appeared Michael J. Magner and Leslie Magner 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 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.

Maribeth M. Hemingway
Notary Signature
Maribeth M. Hemingway
Print Notary Name
5/31/2022
My Commission Expires



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a. 40-300-10
 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 Timeshare

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

3.a. Total Value/Sales Price of Property

\$ 500.00
 b. Deed in Lieu of Foreclosure Only (value of property (0))
 c. Transfer Tax Value: \$ 500.00
 d. Real Property Transfer Tax Due \$ 1.95

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

Signature Rachel Billings Capacity: agent

Signature _____ Capacity: _____

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

Print Name: Michael & Leslie Magner
 Address: 44 September Lane
 City: Weston
 State: CA Zip: 06883

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

Print Name: Carlton McDaniel II
 Address: 105 Hardin Cemetery Court
 City: Friendsville
 State: TN Zip: 37737

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

Print Name: Rodgers & Co Title Company LLC Escrow # _____
 Address: 1717 Boyd Creek Highway Ste 102A
 City: Seymour State: TN Zip: 37865