



KAREN ELLISON, RECORDER

35

APN: 1319-30-631-021
RECORDING REQUESTED BY:
Anthony Gray

INSTRUMENT PREPARED BY:
Britt A Rodgers
17 Peony Way
Coto de Caza, California 92679

RETURN DEED TO:
Anthony Gray
22431 Antonio Parkway, Suite B160-106
Rancho Santa Margarita, California 92688

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Anthony Gray
22431 Antonio Parkway, Suite B160-106
Rancho Santa Margarita, California
92688

GENERAL WARRANTY DEED FOR NEVADA

STATE OF NEVADA
COUNTY OF DOUGLAS

THIS DEED is made this day of March 13, 2018 by and between the "**Grantor**,"

Britt A Rodgers, a married individual residing at 17 Peony Way, Coto de Caza, California
92679

AND the "**Grantee**,"

Anthony Gray, an unmarried individual residing at 22431 Antonio Parkway Suite B160-
106, Rancho Santa Margarita, California 92688

FOR VALUABLE CONSIDERATION of the sum one thousand dollars (\$1,000.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby conveys, sells, and grants to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Douglas county, Nevada, more particularly described

as Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference, free of encumbrances or other restrictions except as may be specifically set forth herein:

Legal Description: See Exhibit "A", attached.

Grantor hereby covenants as follows: that Grantor is lawfully seized of the Property in fee simple, that Grantor has good title to sell the Property, that Grantor and Grantor's successors and assigns will warrant and forever defend Grantee and Grantee's heirs and assigns against all lawful claims on title to the Property, and that the Property is free from all encumbrances and other restrictions unless otherwise stated below.

Subject to the following encumbrances and/or other restrictions:

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

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, agreements and the Declaration of Time Share Covenants, Conditions and Restrictions Recorded April 27, 1989 at Book 489, page 3383, as under Document No, 200951 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.

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this general warranty deed to Grantee on March 13, 2018
(date).

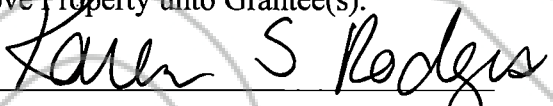
Grantor (or authorized agent)

x/ 

Print Name: BRITT RODGERS

Spousal Acknowledgment:

I, Karen S Rodgers,
residing at 17 Peony Way, Coto de Caza, CA
92679, acknowledging receipt of sufficient
consideration, hereby waive and release all
my rights, title, and interest, if any, in the
above Property unto Grantee(s).

x/ 

Print Name: Karen S Rodgers



NOTARY ACKNOWLEDGMENT

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 CALIFORNIA
COUNTY OF ORANGE

On 13th March, 2018 before me, James Echternach, Notary Public, personally appeared **Britt A Rodgers and Karen S Rodgers**, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature James Echternach (Seal)

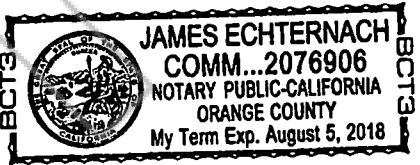


EXHIBIT "A" (49)

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 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.

(B) Unit No. 303 as shown and defined on said condominium map recorded as Document No. 183624, 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 Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above, during one "USE WEEK" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&Rs"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "USE WEEK" as more fully set forth in the CC&R's.

A Portion of APN 40-370-21, which has been reassigned to
Parcel number 1319-30-631-021.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) ~~40-370-21~~ 1319-30-631-021
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 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) \$ 1,000
Transfer Tax Value: _____
Real Property Transfer Tax Due \$ 1,000
\$ 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: _____ %

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: GRANTOR

Signature: [Signature] Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Britt Rodgers
Address: 17 Peony Way
City: Coto de Caza
State: CA Zip: 92679

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Anthony Gray
Address: 22431 Antonio Parkway, Suite B160-107
City: Rancho Santa Margarita
State: CA Zip: 92679

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