

DOUGLAS COUNTY, NV

2018-913342

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

04/23/2018 01:57 PM

GC GETAWAYS & TRANSFER OUTLET, LLC

KAREN ELLISON, RECORDER

**THIS INSTRUMENT PREPARED BY AND RETURN TO:**

Lisa A. Waldmann

GC Getaways & Transfer Outlet, LLC

P.O. Box 1563

Kodak, TN 37764

**MAIL TAX STATEMENTS TO:**

RTPOA

P.O. Box 5721

Stateline, NV 89449

A Portion of APN: 42-285-11

**WARRANTY DEED**

**THIS DEED**, made this 2 day of April, 2018, by and between **Dale T. Ackerman and wife, Janet J. Ackerman**, hereinafter referred to as GRANTOR (S), parties of the first part, located at **751 Valle Lindo Drive, Camarillo, CA 93101**; and **Carolyn S. Reeds, a single woman**, hereinafter referred to as Grantee (s), parties of the second part, located at **1295 N. Huxford Lane, Anaheim, CA 92807**.

**WITNESSETH:**

That the Grantor in and for consideration of the sum of Ten Dollars (\$10 n .00), receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, convey alien, remise. Release and confirm unto Grantee (s) forever all that certain land situated in Douglas County, Nevada.

**SEE EXHIBIT "A" ATTACHED HERETO**

**SUBJECT TO** any and all matters of record including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and 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, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

**TOGETHER** with all the tenements, hereditaments and appurtenances there to be belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use and benefit of the said Grantee, their heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this deed to be duly executed the 2nd day of April, 2018.

Eloise A Mansfield

Witness Signature

Printed Name: Eloise A Mansfield

Dale T. Ackerman

Dale T. Ackerman, Grantor

Printed Name: Dale T. Ackerman

Andrea Soriano

Witness Signature

Printed Name: Andrea Soriano

Janet J. Ackerman

Janet J. Ackerman, Grantor

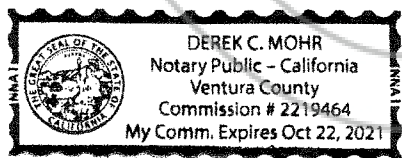
Printed Name: Janet J. Ackerman

STATE OF CALIFORNIA

COUNTY OF Ventura

Personally appeared before me, **Dale T. Ackerman and Janet J. Ackerman**, with whom I am personally acquainted (or proved to me on basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 2nd day of April, 2018.



Derek C. Mohr

Notary Public

Printed Name: Derek C. Mohr

My commission expires: 10/22/2021

## EXHIBIT "A"

An undivided 1/51<sup>st</sup> interest as tenants in common and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13<sup>th</sup> Amended Map, recorded December 31, 1191, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 153 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 37 only, for one week each year in the **Swing "Season"** as defined in and in accordance with said Declarations.

A Portion of APN: 42-285-11

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 42-285-11  
 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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$500.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$500.00  
 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: \_\_\_\_\_ %

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 Dale T. Ackerman Capacity Owner

Signature Janet J. Ackerman Capacity Owner

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Dale & Janet Ackerman  
 Address: 751 Valle Lindo Drive  
 City: Camarillo  
 State: CA Zip: 93101

Print Name: Carolyn S. Reeds  
 Address: 1295 N. Huxford Lane  
 City: Anaheim  
 State: CA Zip: 92807

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: GC Getaways & Transfer Outlet, LLC Escrow # 169610/181764  
 Address: P.O. Box 1563  
 City: Kodak State: TN Zip: 37764

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