

Prepared By
Tracy Newsom-Agent
And Return To:
Resort Closings Service
10923 State Highway 176
Walnut Shade, MO 65771

Mail Tax Statements To:
Timeshare Trade Ins, LLC
C/O Resort Closings Service
10923 State Highway 176
Walnut Shade, MO 65771

DOUGLAS COUNTY, NV
RPTT:\$1.95 Rec:\$35.00
\$36.95 Pgs=3
TIMESHARE TRADE-INS INC
KAREN ELLISON, RECORDER

2018-913655
05/01/2018 08:11 AM

QUIT CLAIM DEED

Member/Owner # 19005

On this 5th day of December, 2017 **Muriel A. Perkins**, a widow woman, Grantors, whose mailing address is 10709 N Bunker Hill Drive, Fresno, CA 93730, for and in consideration of ten dollars (\$10.00), does by these presents REMISE, RELEASE AND FOREVER QUITCLAIM unto the **Timeshare Trade Ins, LLC**, Grantee, whose address is 10923 State Hwy 176, Walnut Shade, Missouri 65771, and Grantees heirs and assigns, the following real estate:

The Ridge Sierra County of Douglas State of Nevada

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 of 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 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.

This Quit Claim deed is made and given in order to show that the grantors have remised, released and quit claimed any claim to the real estate described above, and waived and released any marital or homestead rights he may therein.

TO HAVE AND TO HOLD, the same, with the rights, immunities, privileges, and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever: so that neither Grantors, nor Grantor's heirs, nor any other person or persons for Grantors or in Grantor's name or behalf, shall claim or demand any right or title to these premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County Douglas, State of Nevada, described as follows:

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 1/8th interest as tenants in common, in and to the Common Area of Lot 3 of **Tahoe Village Unit No. 3**, as shown on the map recorded December 27, 1983, as Document No. 93408, 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 April 21, 1986, as Document No. 133713, Official Records of Douglas County, State of Nevada.
- (b) **Unit No. A-3** as shown and defined on said condominium map recorded as Document No. 93408, 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 Areas as set forth in said condominium map recorded as Document No. 93408, 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 non-exclusive right to use the real property referred 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, Conditions and Restrictions for **The Ridge Sierra** recorded as Document No. 134786, Official Records, Douglas County, State of Nevada (the "C, C & 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 C, C & R's.

A Portion of APN 42-230-11

In Witness Whereof, Grantors have set their hand hereto.

Muriel Perkins
Signature

Signature

MURIEL PERKINS

Print Name

Print Name

Chelsey John
Witness Signature

Paige Jones
Witness Signature

Chelsey John
Witness Printed Name

Paige Jones
Witness Printed Name

ALL CAPACITY ACKNOWLEDGMENT

STATE OF Nevada

COUNTY OF Douglas

On 12/5/17 before me, Peter Quenzer
(Name and Title of the Officer)

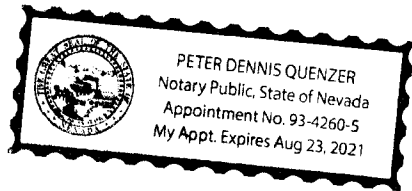
Personally appeared MURIEL PERKINS

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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Peter Quenzer
Signature of Officer



ATTENTION: NOTARY PUBLIC, PLACE YOUR STAMP IN A CLEAR AREA AND STAY INSIDE MARGINS

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 42-230-11
 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
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 500
 Real Property Transfer Tax Due: \$ 2.55 = 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 [Signature] Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Muriel A Perkins
 Address: 10709 N Banker Hill Drive
 City: Fresno
 State: CA Zip: 93730

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Timeshare Trade Ins LLC
 Address: 10923 State Hwy 176
 City: Walnut Shade #
 State: MO Zip: 65771

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Timeshare Trade Ins LLC Escrow # _____
 Address: 10923 State Hwy 176
 City: Walnut Shade State: MO Zip: 65771