

DOUGLAS COUNTY, NV

2018-914819

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=2

05/30/2018 08:09 AM

TIMESHARE CLOSINGS FOR LESS, INC.

KAREN ELLISON, RECORDER

E05

A portion of APN: 1319-30-722-003

Mail tax statements to:

Ridge Tahoe Property Owners Assoc.
PO Box 5790
Stateline, NV 89449

Prepared by and return to:

Susie Bell
Timeshare Closings for Less, Inc.
1540 International Parkway, Suite 2000
Lake Mary, FL 32746

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For the valuable consideration of Ten Dollars (10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kimberly Nielsen, a married woman who took title as Kimberly Lorenz, an unmarried woman** (hereinafter referred to as "Grantor"), whose address is 8136 Trevi Way, El Dorado Hills, CA 95762 do hereby grant unto **Michael Nielsen and Kimberly Nielsen**, husband and wife holding title as joint tenants with rights of survivorship (herein referred to as Grantee) whose mailing address is 8136 Trevi Way, El Dorado Hills, CA 95762, the following property located in the County of Douglas, State of Nevada, to-wit:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 32 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document Number 268097, rerecorded as Document Number 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 101 to 120 (inclusive) as shown on Tahoe Village Unit Number 3, Fifth Amended Map, recorded October 29, 1981, as Document Number 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document number 62661; and (B) Unit Number 120 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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 Number 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase II recorded February 14, 1984, as Document Number 096759, as amended by document recorded October 15, 1990, as Document Number 236690, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document Number 271619, and subject to said Declarations; with the exclusive right to use said interest in Lots 31, 32, or 33 only, for **one week** each year in the **Summer Season** defined in and in accordance with said Declarations. **ID Number: 3210301A / Naegle Building**

This conveyance is accepted by the Grantee subject to: taxes not yet due and payable; all conditions, restrictions, limitations, reservations, easements, mineral reservations, and other matters of record, including without limitation the said Declaration as the same may be amended.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property. Grantor hereby warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, thought or under Grantor.

In witness whereof, Grantor has signed and sealed these presents the day and year written below.

Kimberly Nielsen

Kimberly Nielsen
f/k/a Kimberly Lorenz

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 EL DORADO

On MARCH 23, 2018 before me JOERK REUTER, a notary public, personally appeared **Kimberly Nielsen f/k/a Kimberly Lorenz**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

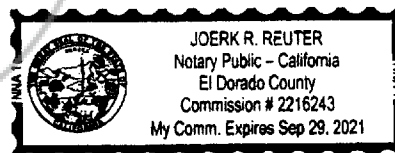
I certify under PENALTY OF PERJURY under the laws of the State or County noted above that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal Below)

Joerk Reuter

Notary Signature



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. A portion of APN: 1319-30-722-003
 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 \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property 0)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

- 4. If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 05
 b. Explain Reason for Exemption: Adding spouse to deed

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 Susan Bauer Capacity: title agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Kimberly Nielsen
 Address: 8136 Revi Way
 City: El Dorado Hills
 State: CA Zip: 95762

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Kimberly Nielsen
 Address: 8136 Trevi Way
 City: El Dorado Hills
 State: CA Zip: 95762

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Timeshare Closings for Less Escrow # _____
 Address: 1540 International Parkway
 City: Lake Mary State: FL Zip: 32746