

DOUGLAS COUNTY, NV

2018-915340

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

06/11/2018 03:32 PM

VOCC, INC.

KAREN ELLISON, RECORDER

Portion of APN# 1319-30-631-012

Prepared By and
Return to: VOCC INC
P O Box 1688
Branson, MO 6615-1668
***6161

Mail Tax Statements to:

THE RIDGE TAHOE
400 Ridge Club Drive
Stateline, NV 89449
Acct #49-203-0603

General Warranty Deed

This deed made and entered into on March, 22, 2018 by and between:

Grantor: **RANDALL WILLIAM KERR AND VICKY LE ANN KERR, husband and wife as joint tenants with the right of survivorship**

Of: 6885 Pebble Beach Dr Reno NV 89502

Hereby **CONVEY AND WARRANT**

Grantee: **ANGELO CALLISTO, Sole Owner**
OF: 18 Reddington Road #137, Harlan, Kentucky 40831

WITNESSETH: That said Grantor, for good and valuable consideration of the sum of TEN DOLLARS (\$10.00), paid by the said Grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described property, situate, lying, and being in the **County of Douglas, State of Nevada**, to wit:

Property Known As: RIDGE CREST Unit No. 203

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. 203** 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 and for the 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 nonexclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above during one "ALTERNATE USE WEEK" within the ODD numbered years 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&R's"). The above described exclusive and nonexclusive 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.

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 Declaration of Timeshare Covenants, Conditions and Restrictions dated April 27, 1989 at Book 489, Page 3383, as Document No. 200951 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 therein.

TO HAVE AND TO HOLD the Property, together with all and singular, the rights and appurtenances thereto and in anywise belonging unto said Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns to Warrant and Forever Defend all and singular the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

GRANTOR:

Randall William Kerr
RANDALL WILLIAM KERR

Vicky LeAnn Kerr
VICKY LE ANN KERR

Bertha I Garcia
Witness #1 Signature

Catherine Palomar Baclet
Witness #2 Signature

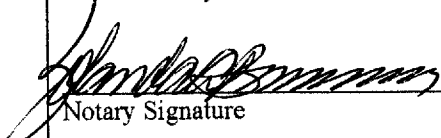
BERTHA I GARCIA
Witness #1 Printed Name

CATHERINE PALOMAR BACLET
Witness #2 Printed Name

COUNTY OF WASHOE STATE OF NEVADA

I hereby Certify that on this day before me, an officer duly authorized to administer and take acknowledgements, personally appeared **RANDALL WILLIAM KERR AND VICKY LEANN KERR** and acknowledged the due execution of the foregoing instrument.

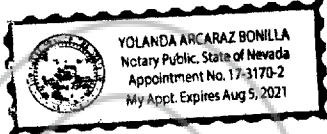
WITNESS my hand and Official Stamp or Seal this 27 day of MARCH, 2018



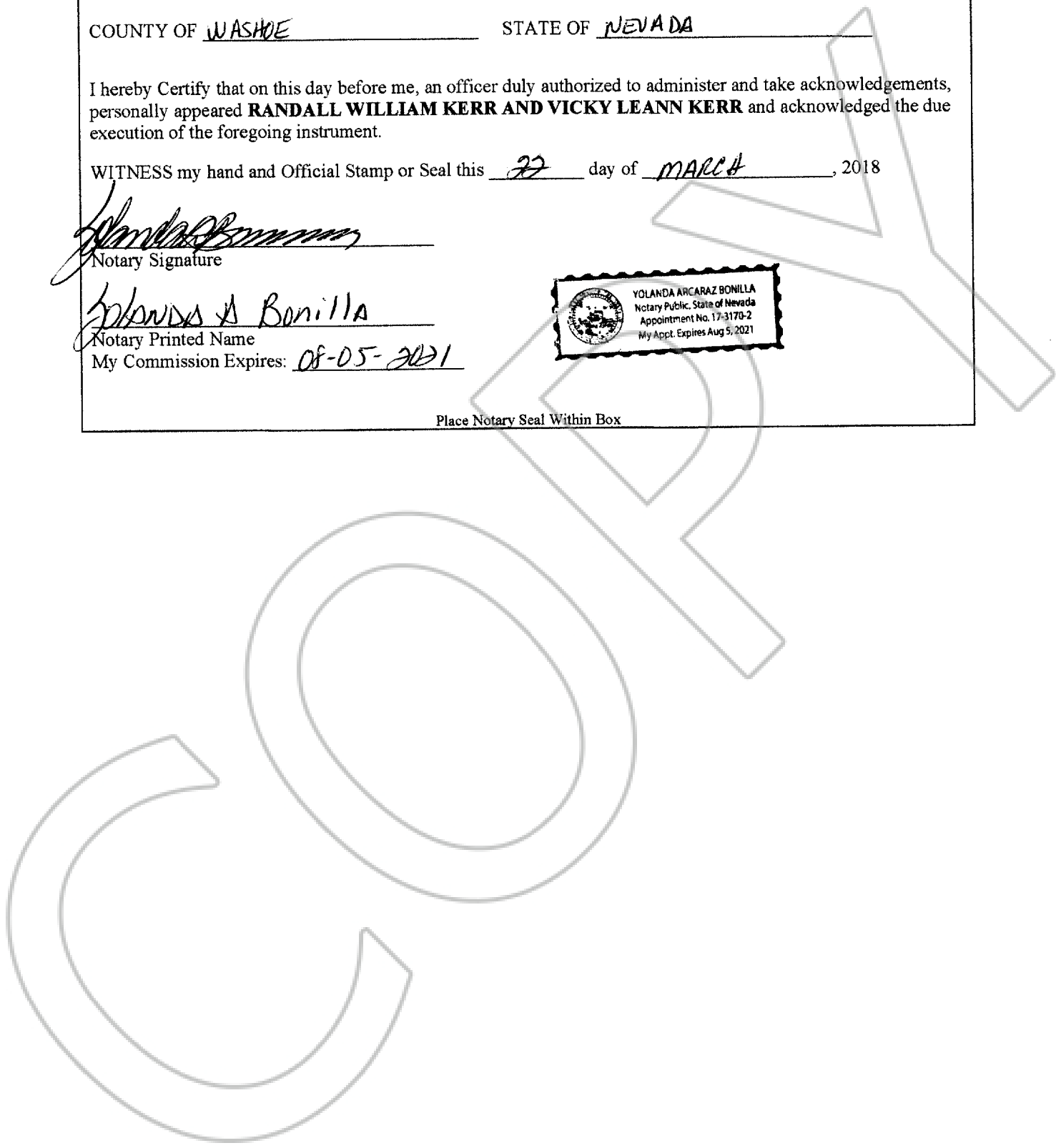
Notary Signature

Yolanda A Bonilla

Notary Printed Name
My Commission Expires: 08-05-2021



Place Notary Seal Within Box



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a. 1319-30-631-012
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'/Ind'l
g. Agricultural h. Mobile Home
 Other TIMESHARE

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$ 500-
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 500-
d. Real Property Transfer Tax Due \$ ~~000~~ 195

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 AGENT

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Randall Williams Vickyle Ann Kerr
Address: 6885 Pebble Beach Dr
City: Reno
State: NV Zip: 89502

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Angelo Callisto
Address: 18 Reddington Rd #137
City: Harlan
State: KY Zip: 40831

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

Print Name: VOCC INC
Address: P O Box 1668
City: Branson

Escrow #: 6161
State: MO Zip: 65615