

Portion of APN# 40-370-15

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 #4920606B

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. **206**

A timeshare estate comprised of:

PARCEL 1: An undivided 1/102ND 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. 206** 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.

Alternate Odd

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 "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&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 2283, 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 W. William Kerr  
RANDALL WILLIAM KERR

Bertha I Garcia  
Witness #1 Signature

BERTHA I GARCIA  
Witness #1 Printed Name

Vicky LeAnn Kerr  
VICKY LEANN KERR

Catherine Palmer Baclet  
Witness # 2 Signature

CATHERINE PALMAR BACLET  
Witness #2 Printed Name

COUNTY OF WASHOE

STATE OF NEVADA

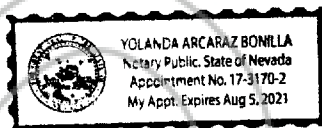
I hereby Certify that on this day before me, an officer duly authorized to administer and take acknowledgements, personally appeared **RANDALL WILLIAM KERR AND VICKY LE ANN KERR** and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Official Stamp or Seal this 22 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. 40-370-15  
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. 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 \$ ~~200~~ 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 William 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: JOEC INC Escrow #: 6161  
Address: P O Box 1668  
City: Branson State: MO Zip: 65615-1668