

RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# **40-370-26**

Mail Tax Statements To:
F Mulero Enterprises, LLC,
1443 Orlando Court,
Kissimmee, FL 34759

TITLE OF DOCUMENT (DO NOT Abbreviate)

Warranty Deed

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

Lakeside Closing Service, LLC

Return to:

Name **Lakeside Closing Service, LLC**

Address **PO Box 135337**

City/State/Zip **Clermont, FL 34713**

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

Prepared by and Return To:
Lakeside Closing Service, LLC
PO Box 135337
Clermont, FL 34713

Contract # 4930851A

Warranty Deed

This Deed made the 7th day of June, 2018, between Robert Moonie and Christiane Grieger, Husband and Wife, As Joint Tenants with Right of Survivorship, whose post office address is 4340 Worthington Circle, Palm Harbor, FL 34685, grantor and F Mulero Enterprises, LLC, A Limited Liability Company, whose address is 1443 Orlando Court, Kissimmee, FL 34759, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and in being in the County of Douglas, Nevada to-wit:

The Timeshare unit described below is at the resort commonly known as **Ridge Crest**.

See Attached "Exhibit A"

TOGETHER with a remainder over in fee simple absolute, as tenant in common with the owners of all the Unit Weeks in the hereafter described Condominium Parcel in that Percentage interest determined and established by Exhibits or successor exhibit, to the aforesaid Declaration of Condominium for the following described real estate located in the County of Douglas and the state of Nevada as follows:

Grantee shall not be deemed a successor or assign of Grantor's rights of obligations under the aforescribed. Plan or any instrument referred to therein. Grantee, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, and conditions and provisions set forth and contained in the Plan, including, but not limited to, the obligation to make payment for assessments or the maintenance and operation of the Resort Facility which may be levied against the above described Time Share Interest.

This Conveyance is made Subject to the following:

1. Property taxes for current and all subsequent years;
2. Applicable zoning regulations and ordinances;
3. All of the terms, provisions, conditions, rights, privileges, obligations, easements, and liens set forth and contained in the Plan and all instruments therein referred to as may be subsequently amended;
4. All of the covenants, terms, provisions, conditions, reservations, restrictions, agreements and easements of record, if any, which may not affect the aforescribed property; and

5. Perpetual easements for encroachments now existing or hereafter existing caused by the settlement of improvements or caused by minor inaccuracies in building or rebuilding.

The benefits and obligations hereunto shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. "Grantor" and "Grantee" are used for singular or plural, as context requires.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's successors and assigns forever.

And the Grantor does hereby fully warrant the title to said property and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor(s) has hereunto set the Grantor's hand and seal the day and year first above written.

Grantor: *Robert Moonie* Witness # 1 *Paul Harding*
Robert Moonie

Printed Name Paul Harding

Grantor: *Christiane Grieger* Witness # 2 *Michael Harding*
Christiane Grieger

Printed Name Michael Harding

State of FL

County of Pinellas

On this 7th day of June, 2018, before me, Sean Somers, Notary Public, personally appeared Robert Moonie and Christiane Grieger personally known to me (or 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.

Notary Public *Sean Somers*

My Commission Expires 5-9-2020

Seal /Stamp



Sean G. Somers
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF990482
Expires 5/9/2020

EXHIBIT "A" (49)

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. 308 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 for 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 non-exclusive 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&Rs"). The above described described exclusive and non-exclusive 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.

A Portion of APN 40-370-26

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 40-370-26
 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$1000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$1000.00
 Real Property Transfer Tax Due: \$ 3.90

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 _____ Capacity Buyer Agent
 Signature _____ Capacity Seller Agent

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Robert Moonie and
 Address: Christiane Grieger,
 City: 4340 Worthington Circle,
 State: Palm Harbor, FL 34685

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: _____
 Address: F Mulero Enterprises, LLC,
 City: 1443 Orlando Court,
 State: Kissimmee, FL 34759

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Lakeside Closing Service, LLC. Escrow # _____
 Address: PO Box 135337
 City: Clermont State: FL Zip: 34713

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