

DOUGLAS COUNTY, NV

2018-916049

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=4

06/26/2018 08:20 AM

EXPRESS CLOSING FIRM, LLC

KAREN ELLISON, RECORDER

This Instrument prepared by:

David A. Feddick
704 Old Bridge Road
Fallbrook, CA 92028

After recording Mail to:

Express Closing Firm, LLC.
1420 South Enterprise Ave., Ste. H
Springfield, Missouri 65804

A Portion of APN #: 42-254-13

**DEED OF CONVEYANCE
THE RIDGE TAHOE**

On this 25th day of JUNE, 20 18, **David A. Feddick Surviving Spouse of M. Kathleen Feddick, Deceased**, as **Grantor(s)**, whose mailing address is 704 Old Bridge Road, Fallbrook, CA 92028, and **Jairus J Yambao**, Sole Owner, as **Grantee(s)**, whose address is: 1405 Sotheby Ct., Gardnersville, NV 89410.

That Grantor, in consideration of for the sum of Ten dollars (\$10.00) paid, by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey, unto the aforesaid Grantee, Grantee's heirs, executors, administrators, successors and assigns, the following described property, lying and situated in the County of Douglas, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

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 of way, agreements and the Fourth Amended and Restate Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, 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 herein;

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

IN WITNESS WHEREOF, the said Grantor(s) have signed and sealed these presents this 12th day of April, 2018.

Curtis Farnham
First Witness Signature

David A. Feddick
David A. Feddick, Grantor

Printed Name: Curtis Farnham

Janine Farnham
Second Witness Signature

Printed Name: Janine Farnham

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20____, before me, _____
(Name of Notary Public)

A Notary Public, personally appeared **David A. Feddick**, 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 acknowledgement 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 and County noted above that the foregoing paragraph is true and correct.

(This area for official notarial seal)

Witness my hand and official seal.

Notary Signature: _____
Notary Printed: _____
My Commission expires: _____

ACKNOWLEDGEMENT

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 San Diego

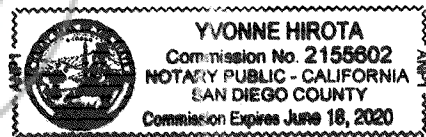
On 12th day of April, 2018 before me, Yvonne Hirota

A Notary Public personally appeared David A. Feddick

Who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ (is) 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Signature Yvonne Hirota (seal)

Name (printed): Yvonne Hirota

Commission Expires: June 18, 2020

Deed of Conveyance
The Ridge Tahoe

EXHIBIT A (28)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on the Tahoe Village Unit no. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, recorded as Documents No. 269053, Official Records of Douglas county, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 13 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Convents, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Delectations; with the exclusive right to use said interest, in Lot 28 only, for one week every other year in ODD -numbered years in accordance with said Declarations.

A portion of APM: 42-254-13

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 42-254-13
 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: \$ 500.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 500.00
 Real Property Transfer Tax Due: \$ 255.195

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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: David A Feddick
 Address: 704 Old Bridge Road
 City: Fallbrook
 State: California Zip: 92028

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jairus J Yambao
 Address: 1405 Sotheby CT
 City: Gardnerville
 State: Nevada Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: Express Closing Firm, LLC Escrow # _____
 Address: 1420 S Enterprise Ave., Suite H
 City: Springfield State: Missouri Zip: 65712

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