DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$35.00

2018-917753

\$36.95

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08/07/2018 08:06 AM

MITCHELL REED SUSSMAN & ASSOCIATES

KAREN ELLISON, RECORDER

APN# 42-140-14

WHEN RECORDED, MAIL TAX STATEMENTS TO:

Ridge Tahoe Property Owners' Association P.O. Box 5790 Stateline, NV 89449

#### RETURN ORIGINAL TO:

Jeffrey S. Corcoran c/o Law Offices of Mitchell Reed Sussman 30720 Palmetto Palm Ave Homeland, CA 92548

## QUIT CLAIM DEED

This Deed, created this <u>11th</u> day of	July	, 2018	between Harry	C. Schmidt and
Hatsuko N. Schmidt, as Joint Tenants with	Right of Survivo	rship		as "Grantor",
whose address is 6116 North Selland Ave., I	Fresno, CA 9371	l		
, fo	r and in considera	tion of \$500.00	hereby acknowled	ged as received, does
hereby conveys, transfers, relinquishes, and	surrenders to Ri	dge Tahoe Prop	erty Owners' Asso	ciation, a Nevada
nonprofit corporation	as "Grant	ee", whose add	ress is P.O. Box 5	790, Stateline, NV
89449		1	t	he real property in the

County of Douglas, State of Nevada, more particularly described as:

all that certain property more particularly described below.

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 Amended and Restated Declaration of Timeshare Covenants, Conditions, and Restrictions recorded February 14, 1984 as Document Number 96758, Liber 284, Page 5202, Official Records of Douglas County, Nevada, 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 their assigns forever.

The above legally described as follows:

PARCEL ONE:

An undivided 1/51 interest in and to that certain condominium as follows:

(a) An undivided 1/20 interest, as tenants in common, in and to Lot 33 of 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, all of Official Records of Douglas County, State of Nevada. Except therefrom units 121 to 140 as shown and defined on that certain Condominium Plan recorded August 20, 1982, as Document Number 70305 of Official Records.

(b) Unit Number 122 as shown and defined on said Condominium Plan.

PARCEL TWO:

A nonexclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit 3 recorded January 22, 1973, as Document Number 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973 as Document Number 63681 in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973 as Document Number 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document Number 1472 in Book 776, Page 87 of Official Records.

<sup>\*</sup>Continued on Exhibit "A" attached

Name: Harry C. Schmidt  Name: Hatsuko N. Schmidt	<u>I</u>
STATE OF NEVADA  COUNTY OF  This instrument was acknowledged before me on (date) by	
Harry C. Schmidt and Hatsuko N. Schmidt (name(s) of person(s)).	
Notary Public  Printed Name:	
My Commission Expires: See Attached Notarial Certificate	
DO NOT STAMP OVER TEXT INK STAMP REQUIRED	

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Certificate of Acknowledgment This certificate is attached to a dated **Document Information:** 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 **COUNTY OF** before me a notary public, personally appeared Alakau 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 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. JOAN M. VAN VLACK ARY PUBLIC - CALIFORNIA **COMMISSION # 2111214** FRESNO COUNTY

Notary Public Signature
My appointment expires:

# Exhibit "A" Continuation of Legal Description

#### PARCEL THREE:

A nonexclusive easement for ingress, egress, and recreational purposes and for use and enjoyment and incidental purposes over, on, and through lots 29, 39, 40, and 41 as shown on said Tahoe Village Unit Number 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

#### PARCEL FOUR:

(a) A nonexclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in Deed re-recorded December 8, 1981 as Document Number 63026, being over a portion of Parcel 26-A (described in Document Number 01112 recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M.D.M. (b) An easement for ingress, egress, and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th amended map of Tahoe Village Number 3 recorded October 29, 1981 as Document Number 61612 and amended by Certificate of Amendment recorded November 23, 1981 as Document Number 62661, Official Records, Douglas County, State of Nevada.

### PARCEL FIVE:

The exclusive right to use said Unit and the nonexclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three, and Four above during One "use week" within the Winter "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document Number 71000 of said of said Official Records. The above described exclusive and nonexclusive rights may be applied to any available unit in the project, during said use week within said season.

This being the same property conveyed to Grantor herein by Harich Tahoe Developments in Deed dated April 5, 1987 and recorded April 20, 1987 in the Official Records of Douglas County, Nevada as Document Number 153456, Book 487, Pages 2289-2290.



# STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)	
a. 42-140-14	\ \
b	\ \
c	\ \
d.	\ \
2. Type of Property:	\ \
a. Vacant Land b. Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	BookPage:
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:
g. Agricultural h. Mobile Home	Notes:
✓ Other Timeshare	
3.a. Total Value/Sales Price of Property	\$ 500.00
b. Deed in Lieu of Foreclosure Only (value of proper	
c. Transfer Tax Value:	\$ 500.00
d. Real Property Transfer Tax Due	\$ 1.95
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4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Sec	etion
b. Explain Reason for Exemption:	
5. Partial Interest: Percentage being transferred:	%
The undersigned declares and acknowledges, under pe	nalty of perjury, pursuant to NRS 375.060
and NRS 375.110, that the information provided is co	
and can be supported by documentation if called upon	to substantiate the information provided herein.
Furthermore, the parties agree that disallowance of any	
additional tax due, may result in a penalty of 10% of the	ne tax due plus interest at 1% per month. Pursuant
to NRS 375.030, the Buyer and Seller shall be jointly	
$\mathcal{A}$	- \ \
Signature Hours	Capacity: Grantor / Seller
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Signature M Soft	Capacity: Grantor / Seller
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Harry C. and Hatsuko N. Schmidt	Print Name: Ridge Tahoe Property Owners' Assoc.
Address: 6116 North Selland Ave.	Address: P.O. Box 5790
City: Fresno	City: Stateline
State: California Zip: 93711	State: Nevada Zip: 89449
COMPANY/PERSON REQUESTING RECORDS	NG (Required if not seller or buver)
Print Name: c/o Law Offices of Mitchell Reed Sussman	Escrow #
Address: 30720 Palmetto Palm Ave	
City: Homeland	State: California Zip: 92548